



URBAN GROWTH AND DEVELOPMENT

East from Spadina

April 2021

1.1 About the Toronto Downtown West BIA

With distinct architecture both old and new, Toronto Downtown West BIA is a thriving commercial hub of creative houses, hospitality and retail. There are various business and cultural activities happening in this premier destination neighbourhood, including conferences and conventions, hotels, theatres, performing arts, festivals and events, sports, arts and culture, dining, cafés, bars, nightlife and shopping.

From the Scotiabank Arena to The Well, from the Four Seasons Centre for the Performing Arts to the Factory Theatre, Downtown West BIA includes many of Toronto's most iconic cultural landmarks including the CN Tower, EdgeWalk, FlyOver Canada, Steam Whistle Brewing, Toronto Railway Museum, Ripley's Aquarium of Canada, Canada's Walk of Fame, Metro Toronto Convention Centre, Metro Hall, Rogers Centre, Roy Thomson Hall, Princess of Wales Theatre, Royal Alexandra Theatre, TIFF Bell Lightbox, 401 Richmond, Theatre Museum Canada, Canadian Broadcast Corporation, and Bell Media. The District is home to an array of talent that is comprised of the Canadian Opera Company, the National Ballet of Canada, Toronto Symphony Orchestra, Toronto Blue Jays, Toronto Maple Leafs and Toronto Raptors..

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1.2 About the Urban Growth & Development Document

The purpose of the Urban Growth and Development document is to provide BIA members and the general public with a comprehensive view of the incredible rate of growth and development in the district. It provides detailed descriptions of projects ranging in status from pre-application to completed. It is a living document that will be expanded and elaborated in future iterations as more development occurs and more research is conducted.

1.3 BIA ArtWalk

The growth in the Toronto Downtown West BIA has resulted in an impressive collection of public art from developer contributions in the area. The BIA launches ArtWalk which showcases over 70 art installations in the district. ArtWalk provides an interactive map of themed routes, highlighting the artwork with photos, about the artist, fun facts and engagement questions to provoke interest for art lovers as well as those who are new to the art world. ArtWalk can be an online virtual tour and a self-guided walking tour. When navigating ArtWalk, you can search for your favourite artwork, explore the attractions and architecture in the surrounding area or follow the three highlighted themed tours: Colour, Steel and Women Artists.

ArtWalk can be viewed at: <https://artwalk.tdwbia.ca>

1.4 Toronto Downtown West (East from Spadina) Statistics

A Snapshot of the District

Residential Population	25,000+
Projected Residential Population (2030)	40,000+
Working Population	90,000+
Annual Visitors	19,000,000+

Development Summary*	Total	Average
Residential Units in Process	14,606	375
Storeys	2,732	44
Height in Meters	8,320	140
Total Hotel Units (existing)	6,850	
Total Hotel Units in Process	978	
Non-Residential GFA (square meters) in Process	606,745	15,558
Residential GFA (square meters) in Process	1,117,373	28,651
GFA (square meters) in Process	1,745,843	44,766

*includes all projects ranging in status from Submitted to Completed, as of April 2021

1.5 Application Process Terms



Pre-Application

A developer is considering constructing a new building and has either released information to the public, or held a pre-application meeting with the City and/or Councillor. The application has no formal status at this stage.



Submitted

An applicant has submitted a formal application to the City of Toronto for amendments to the Official Plan or Zoning By-Law or for Site Plan Approval or Building Permits that would permit them to build a new development. Official Plan and Zoning By-Law Amendments must be reviewed in a Preliminary and Final Report by City Staff and be passed by Community Council and City Council.



Decision

Upon the completion of a Staff review and submission to Community and City Council, an application is either approved or refused at the re-zoning process. If approved, an application must then move on the Site Plan Approval and Building Permit stages, which further refine the project before construction can begin. If an application is refused, the applicant can appeal Council's decision to the Local Planning Appeal Tribunal (LPAT).



Appealed

If an application is refused by Council, or if Council has failed to make a decision on the application within a certain amount of time, the applicant may appeal to LPAT. LPAT hears arguments from the City, the applicant, and other relevant stakeholders regarding the suitability of the application with regards to Municipal and Provincial planning policies and legislation.



Under Construction

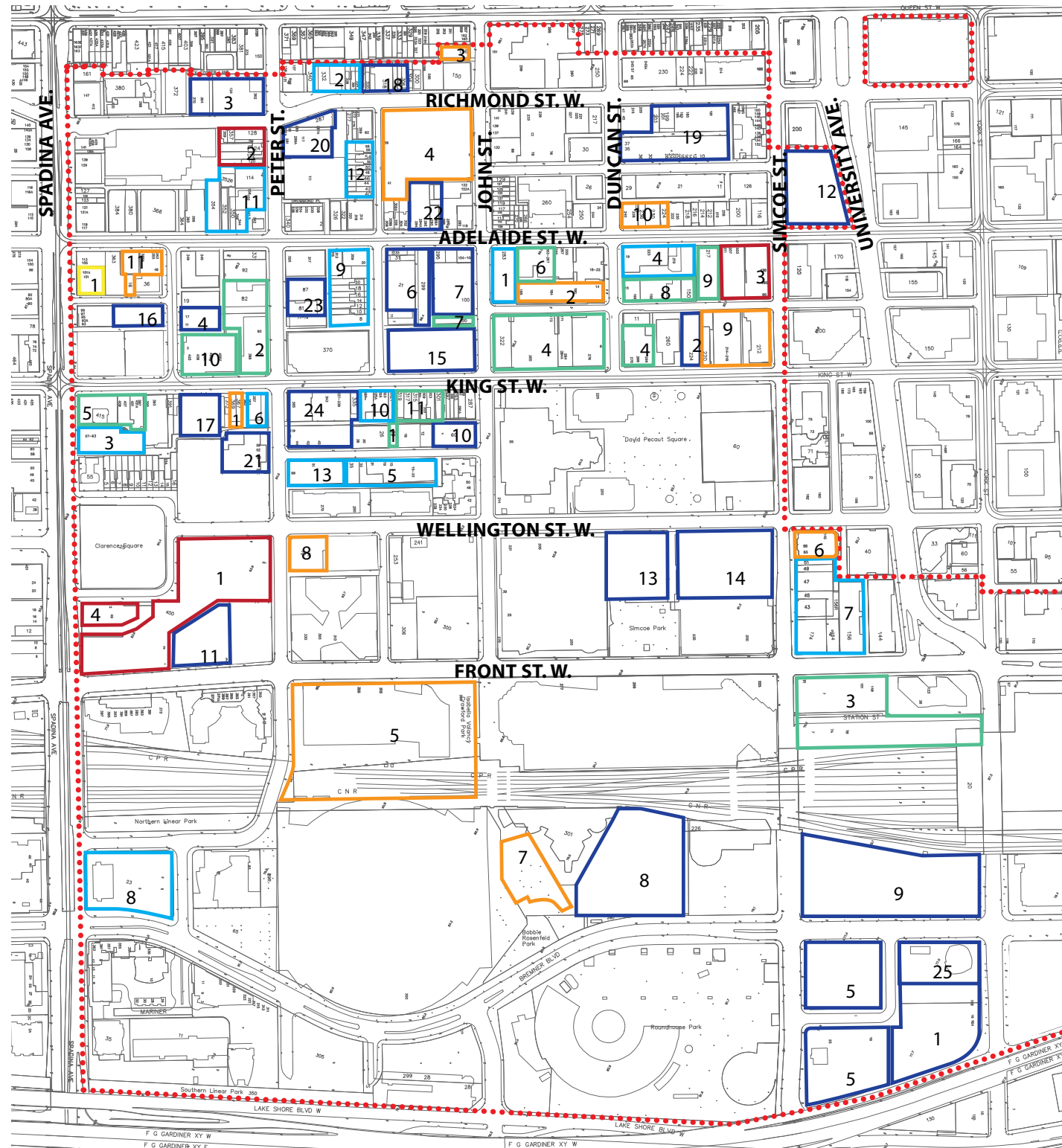
The development has completed the application process and started construction. Section 37 funds are often paid to the City at the start of construction phases, such as above ground construction.



Completed

The development is entirely complete and ready for occupancy.

1.6 Development Key Plan



Status of Development

Pre-Application

1. 101 Spadina Ave.

Submitted

1. 367 King St. W.
2. 14 Duncan St.
3. 156-160 John St.
4. 126 John St.
5. 315-325 Front St. W.
6. 145 Wellington St. W.
7. 301 Front St. W.
8. 277 Wellington St. W.
9. 212-220 King St. W.
10. 240 Adelaide St. W.
11. 355 Adelaide St. W.

Decision (Approved/Refused)

1. 24 Mercer St.
2. 388 King St. W.
3. 171 Front St. W.
4. 260-322 King St. W.
5. 411 King St. W.
6. 263 Adelaide St. W.
7. 86 John St.
8. 150-158 Pearl St.
9. 217 Adelaide St. W.
10. 400-420 King St. W.
11. 301-319 King St. W.

Appealed

1. 400 Front St. W.
2. 122 Peter St.
3. 100 Simcoe St.
4. 49 Spadina Ave.

Under Construction

1. 283 Adelaide St. W.
2. 330 Richmond St. W.
3. 57 Spadina Ave.
4. 19 Duncan St.
5. 15 Mercer St.
6. 357 King St. W.
7. 160 Front St. W.
8. 23 Spadina Ave.
9. 8-30 Widmer St.
10. 327 King St. W.
11. 102-118 Peter St.
12. 40 Widmer St.
13. 99 Blue Jays Wy.

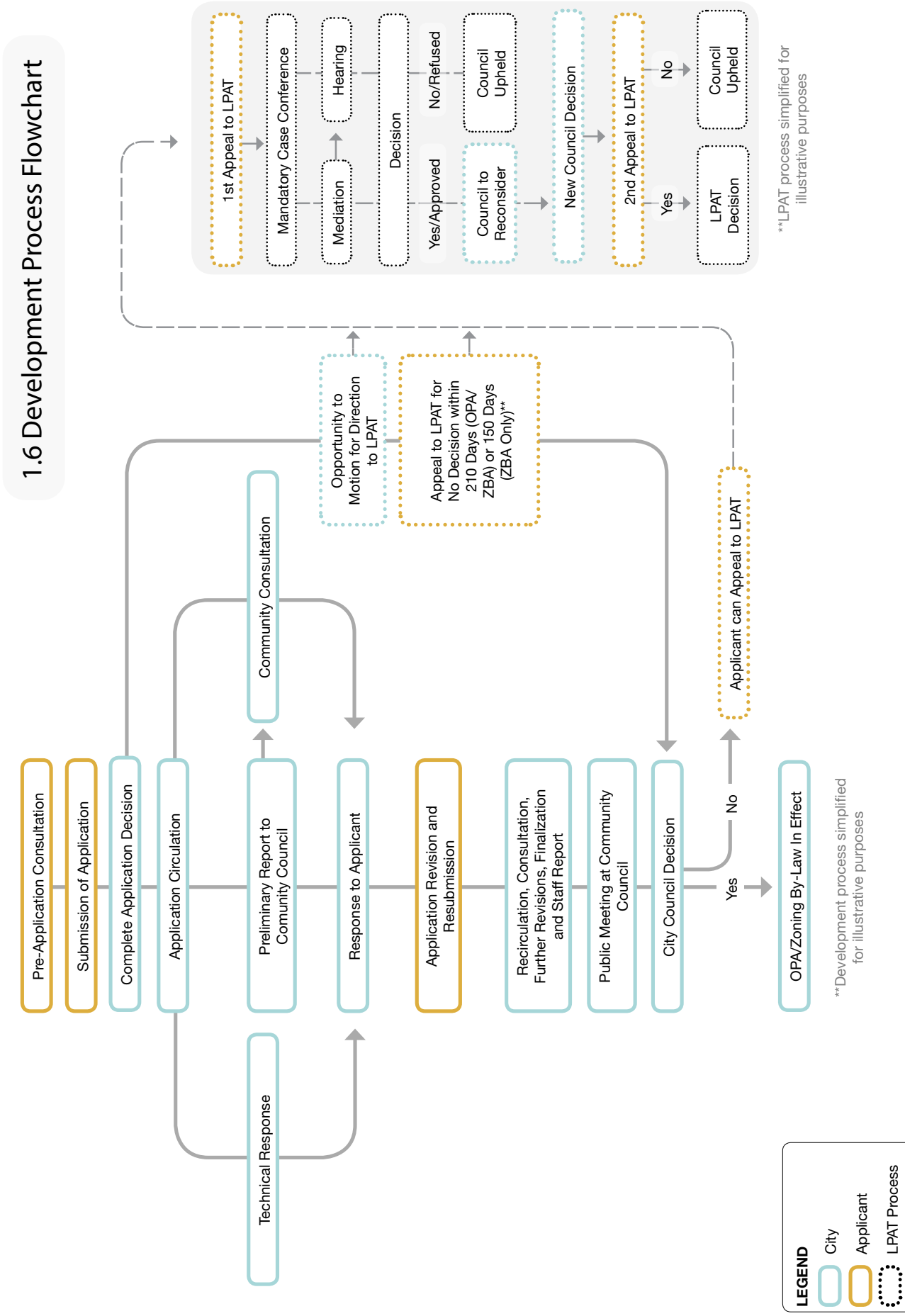
Completed (2009 - 2021)

1. 16 York St.
2. 224 King St. W.
3. 134 Peter St.
4. 11 Charlotte St.
5. 25 Lower Simcoe St.
6. 21 Widmer St.
7. 295 Adelaide St. W.
8. 292 Bremner Blvd.
9. 18 York St.
10. 60 John St.
11. 352 Front St. W.
12. 180 University Ave.
13. 183 Wellington St. W.
14. 155 Wellington St. W.
15. 350 King St. W.
16. 24 Charlotte St.
17. 373 King St. W.
18. 306 Richmond St. W.
19. 181 Richmond St. W.
20. 117 Peter St.
21. 56 Blue Jays Wy.
22. 290 Adelaide St. W.
23. 81-87 Peter St.
24. 355 King St. W.
25. 16 York St.

1.7 Development Process Flowchart

The Development Process Flowchart is an at-a-glance diagram that illustrates the development approval process, including the recent change from the Ontario Municipal Board (OMB) to the Local Planning Appeal Tribunal (LPAT).

For detailed descriptions of each stage in the development process, please refer to the glossary of this document.





2.1 PRE-APPLICATION

1. 101 Spadina Ave.

1**101 SPADINA AVE**

Project Name

Project Description

Great Gulf and Devron Developments contemplates to develop a 46-storey mixed-use residential building. The project, in the early stages of master planning, includes 12,000 sq ft. of retail and public mid-block connection (galleria) at-grade, 6-floors of office space, a second storey city space or community space, and a residential tower component. The proposed development intends to retain the existing brick and beam building to the east and recreate that character within the development.

Developer

Great Gulf and Devron Developments

Architect

Diamond Schmitt Architects

Application Type

Submission Date

Bachelor

1 Bedroom

2 Bedrooms

3+ Bedrooms

Residential Units

Proposed Land Use

Mixed Use: Residential, Commerical, Retail, Office

Height (Storeys)

46

Height (Metres)

150

Non-Residential GFA

Residential GFA

Total GFA

Application Status

Pre-Application

Last Active Date

03/21/2017

Planner

Knieriem, Michelle

Planner Contact

(416) 338-2073





2.2 SUBMITTED

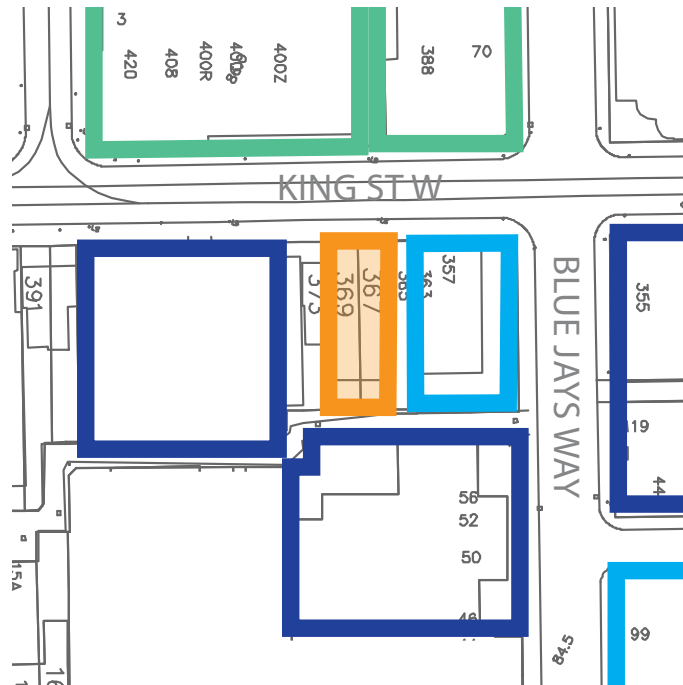
1. 367 King St. W.
2. 14 Duncan St.
3. 156-160 John St.
4. 126 John St.
5. 315-325 Front St. W.
6. 145 Wellington St. W.
7. 301 Front St. W.
8. 277 Wellington St. W.
9. 212-220 King St. W.
10. 240 Adelaide St. W.
11. 355 Adelaide St. W.

367 KING ST W

Project Name
Project Description

Proposed to develop a 15-storey mixed-use building with 944 square metres of commercial space on the basement, ground floor and second floor, and 62 residential units on the floors above. The proposal includes 69 bicycle parking spaces of which 18 are for visitors. No vehicle parking is being proposed. The proposal has been inactive for several years and has not continued to proceed through the City Planning approvals process. ***More information on the status of this project is pending**

Developer	Trinity Group
Architect	Teeple Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	11/02/2012
Bachelor	0
1 Bedroom	60
2 Bedrooms	2
3+ Bedrooms	0
Residential Units	62
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	15
Height (Metres)	53
Non-Residential GFA	944
Residential GFA	5,034
Total GFA	5,978
Application Status	Submitted
Last Active Date	11/29/2012
Planner	Duncan, John
Planner Contact	416-392-1530
Section 37	Pending

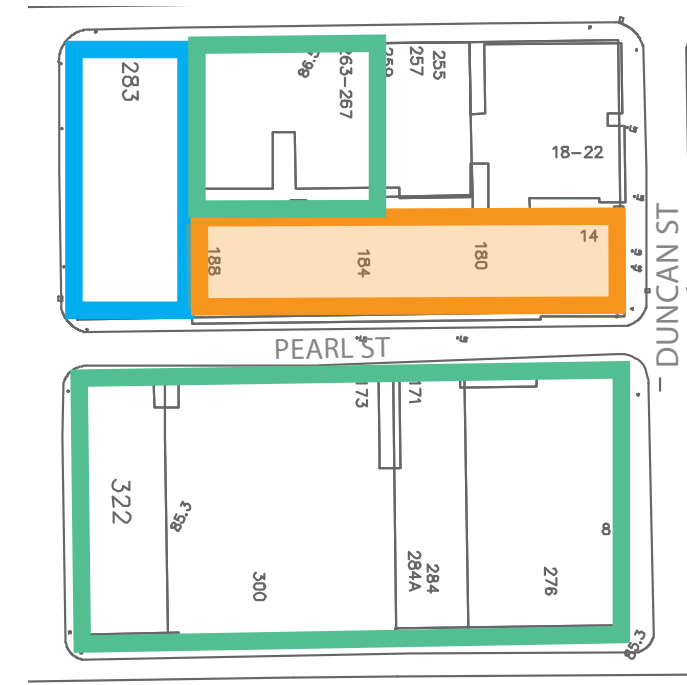


14 DUNCAN ST

Project Name
Project Description

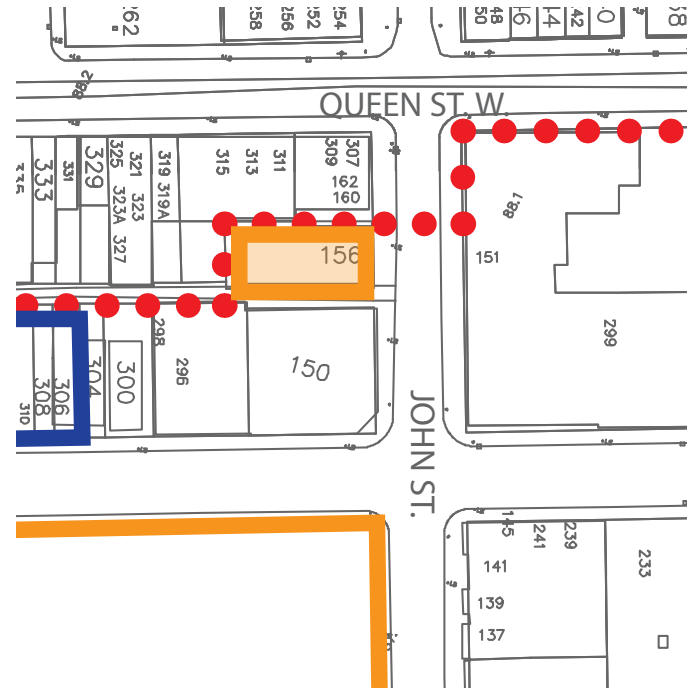
Proposed to develop a new 48-storey mixed-use tower, with a 5-storey podium. Historic façades on Duncan Street and 180 and 184 Pearl Street will be restored. Parking and loading functions will be internalized in the western portion of the building, providing 4 levels of below-grade parking and 126 parking spaces. 344 bicycle parking spaces will also be provided. The properties located at 14 Duncan and 180 Pearl Street were modified heavily in 1989 and the applicant proposes to restore the buildings to bring them back to their original appearance and function.

Developer	Greenwin
Architect	Quadrangle, Goldsmith Borgal and Company Architects
Application Type	Rezoning
Submission Date	05/15/2017
Bachelor	0
1 Bedroom	246
2 Bedrooms	82
3+ Bedrooms	41
Residential Units	369
Proposed Land Use	Mixed-Use: Residential, Commercial, Office, Retail
Height (Storeys)	48
Height (Metres)	157
Non-Residential GFA	6,840
Residential GFA	26,602
Total GFA	33,367
Application Status	Submitted
Last Active Date	03/20/2020
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Pending



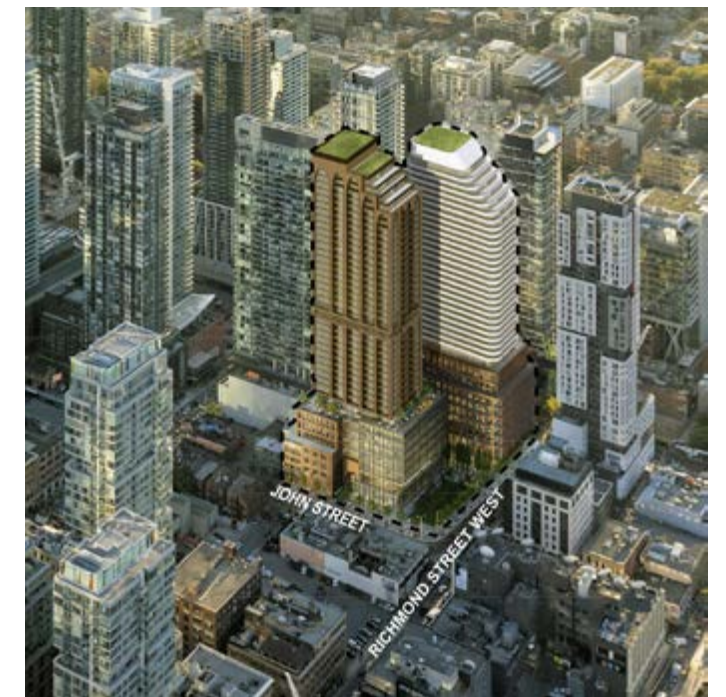
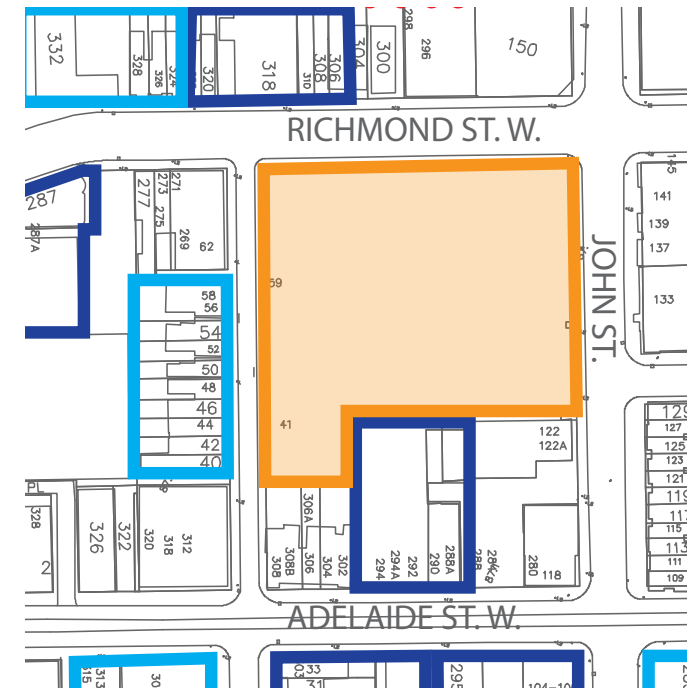
156-160 JOHN ST

Project Name	C Squared Properties is proposing a six storey vertical addition to an existing five-storey mixed-use building.
Project Description	This will result in a new 11 storey commercial office building with restaurant at grade and on the penthouse levels.
Developer	C Squared Properties
Architect	SvN
Application Type	Site Plan Approval, Rezoning
Submission Date	09/18/2018
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	11
Height (Metres)	44
Non-Residential GFA	3,752
Residential GFA	0
Total GFA	3,752
Application Status	Submitted
Last Active Date	01/14/2019
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Not Available



126 JOHN ST

Project Name	Riocan Hall
Project Description	Riocan is proposing two mixed-use buildings (37 and 42 storey) above a seven-storey podium. The development will consist of retail and office space, including a replacement theatre, daycare, and a privately-owned publicly accessible space (POPS) designed by Janet Rosenberg + Studio. Two levels of underground garage containing 229 parking spaces and 871 bicycle parking spaces is included in the plans.
Developer	Riocan REIT
Architect	Hariri Pontarini Architects
Application Type	Rezoning
Submission Date	05/02/2019
Bachelor	0
1 Bedroom	370
2 Bedrooms	179
3+ Bedrooms	64
Residential Units	693
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	37, 42
Height (Metres)	131, 145
Non-Residential GFA	30,438
Residential GFA	49,273
Total GFA	79,711
Application Status	Submitted
Last Active Date	05/29/2020
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	Not Available



Project Name

315-325 FRONT ST W

Union Park

Project Description

Proposed to develop a mixed-use development comprised of four towers with a podium. The project includes 1.5 and 1.8 million square-foot office towers, with heights of 48 and 58 storeys. Two residential towers are also proposed, with heights of 44 and 54 storeys. 800 rental apartments are included in the plans, with 200,000 square feet of retail space. Furthermore, the project would establish a two-acre public space over the rail corridor, from Blue Jays Way to the John Street Bridge. Isabella Valancy Crawford Park would be retained, and included with the two-acre public space, creating a total of three acres of space.

Developer

Oxford Properties

Architect

Pelli Clarke Pelli Architects, Adamson Associates Architects, OJB Landscape Architecture

Application Type

Rezoning

Submission Date

08/14/19

Bachelor

148

1 Bedroom

294

2 Bedrooms

218

3+ Bedrooms

72

Residential Units

732

Proposed Land Use

Mixed Use: Residential, Commercial, Retail, Office

Height (Storeys)

44, 48, 54, 58

Height (Metres)

164, 262, 210, 303

Non-Residential GFA

274,818

Residential GFA

60,013

Total GFA

334,831

Application Status

Submitted

Last Active Date

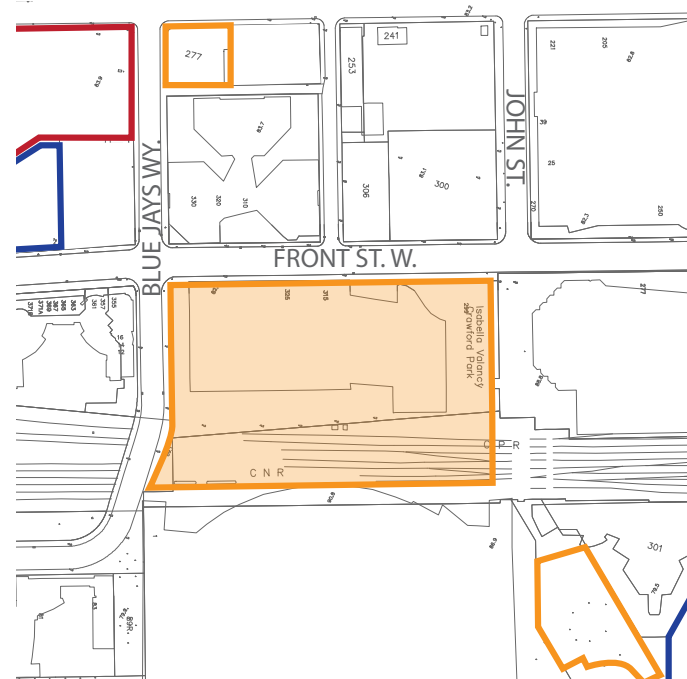
10/28/19

Planner

McAlpine, Susan

Planner Contact

(416) 392-7622



Project Name

145 WELLINGTON ST W

Project Description

Proposed to develop a 65-storey office, retail, and residential rental tower on the southeast corner of Wellington and Simcoe Street. The proposal includes 68 below-grade parking spaces.

Developer

H&R Reit

Architect

Turner Fleischer Architects

Application Type

Rezoning

Submission Date

08/29/2019

Bachelor

0

1 Bedroom

204

2 Bedrooms

221

3+ Bedrooms

51

Residential Units

476

Proposed Land Use

Mixed-Use: Residential, Commercial, Retail, Office

Height (Storeys)

65

Height (Metres)

234

Non-Residential GFA

14,800

Residential GFA

35,765

Total GFA

50,565

Application Status

Submitted

Last Active Date

12/02/2019

Planner

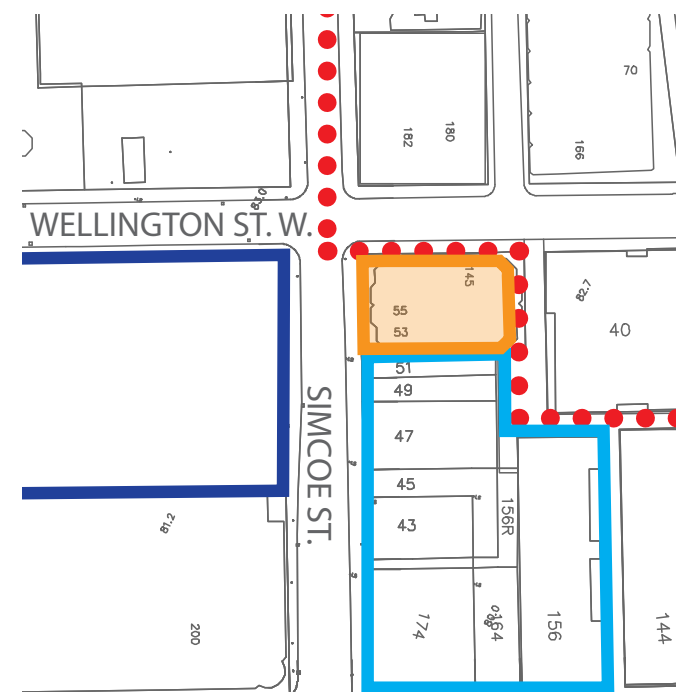
Duncan, John

Planner Contact

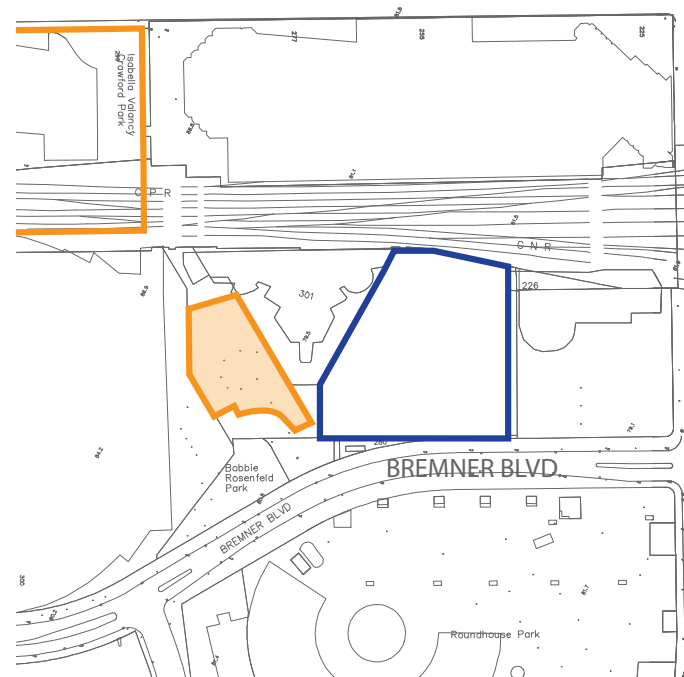
(416) 392-1530

Section 37

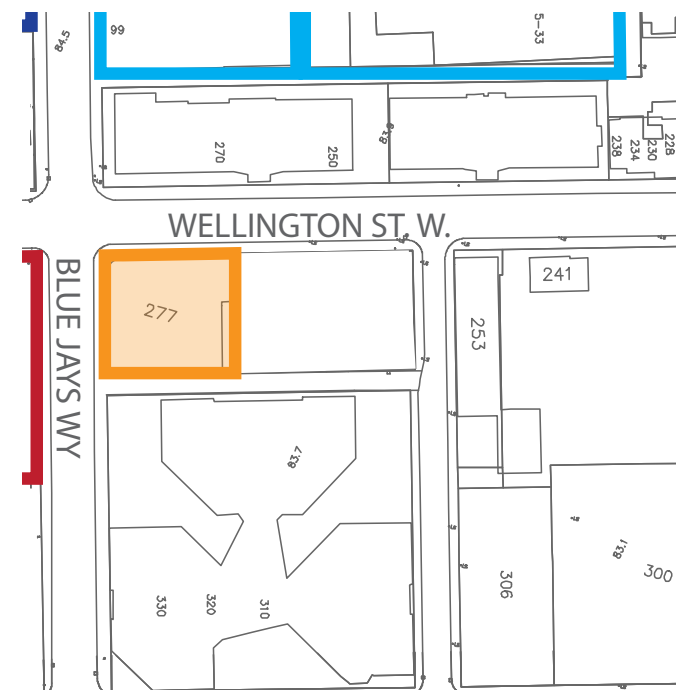
Not Available



Project Name	FlyOver Canada
Project Description	Proposed to develop a new tourist attraction, with a concept of a flying similar theatre, next to the Rogers Centre and CN Tower.
Developer	Canada Lands Company
Architect	Sturgess Architecture, Plant Architect
Application Type	Rezoning
Submission Date	03/06/20
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial
Height (Storeys)	3
Height (Metres)	28
Non-Residential GFA	3,077
Residential GFA	0
Total GFA	3,077
Application Status	Submitted
Last Active Date	03/06/20
Planner	Macrae, Willie
Planner Contact	(416) 392-7618
Section 37	



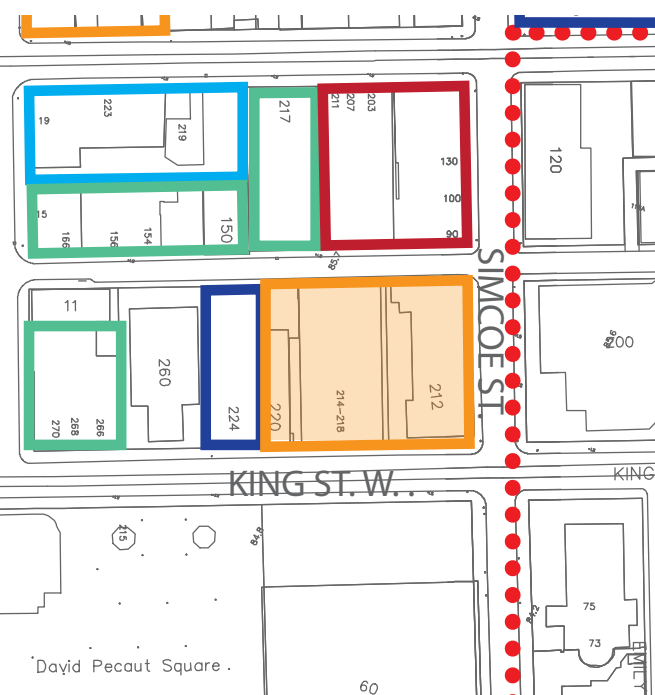
Project Name	277 Wellington St W
Project Description	Proposed to develop a 66-storey mixed-use office, retail, and residential tower at 277 Wellington Street West. The proposal includes 93 vehicular parking spaces and 646 bicycle parking spaces.
Developer	Reserve Properties, Westdale Properties, Rockport Group
Architect	IBI Group
Application Type	Rezoning
Submission Date	12/23/2020
Bachelor	54
1 Bedroom	376
2 Bedrooms	149
3+ Bedrooms	66
Residential Units	645
Proposed Land Use	Mixed-Use: Residential, Retail, Office
Height (Storeys)	66
Height (Metres)	232
Non-Residential GFA	9,285
Residential GFA	37,710
Total GFA	46,995
Application Status	Submitted
Last Active Date	12/23/2020
Planner	Pelt, Aviva
Planner Contact	(416) 392-0877
Section 37	Not Available



212-220 KING ST. W.

Project Name
Project Description Dream and Humbold propose to develop a 79-storey mixed-use building at King and Simcoe. The proposal includes office, residential, retail, and restaurant uses. Three designated heritage buildings at-grade will be retained. Additionally, 848 bicycle parking spots and 92 vehicular parking spots are proposed.

Developer Dream Office Reit and Humbold Properties
Architect SHoP Architects, Adamson Associate Architects
Application Type Rezoning
Submission Date 12/10/20
Bachelor 0
1 Bedroom 382
2 Bedrooms 147
3+ Bedrooms 59
Residential Units 588
Proposed Land Use Mixed-Use: Residential, Retail, Office
Height (Storeys) 79
Height (Metres) 310
Non-Residential GFA 62,348
Residential GFA 39,586
Total GFA 101,934
Application Status Submitted
Last Active Date 12/10/20
Planner Mahendran, Janani
Planner Contact (416) 338-3003
Section 37



240 ADELAIDE ST. W.

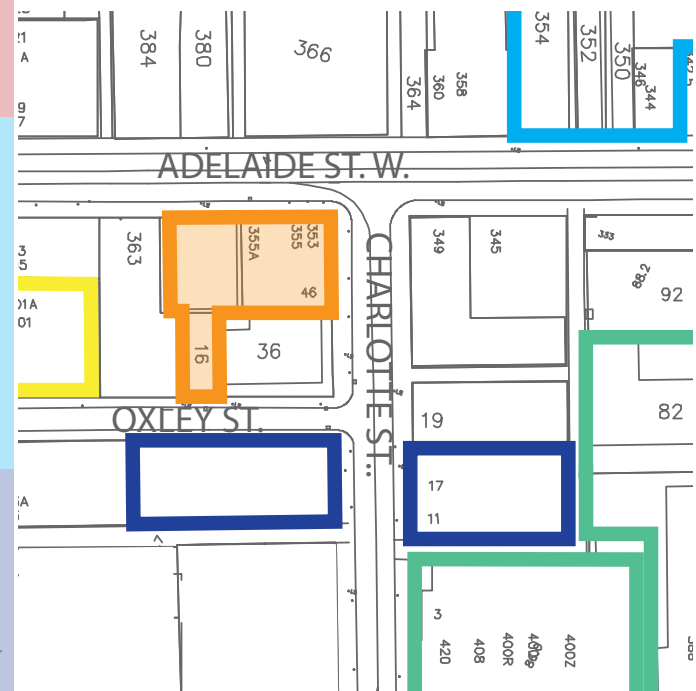
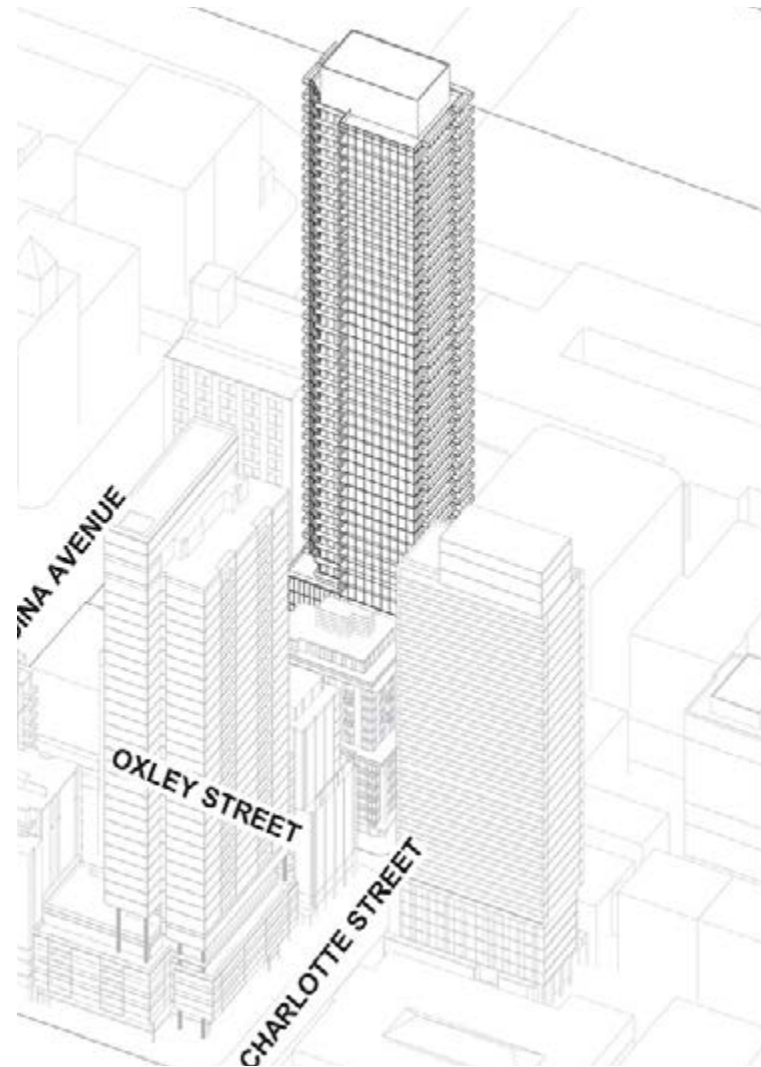
Project Name
Project Description Proposed to develop a 68-storey mixed-use residential, office, retail, and institutional tower at 240 Adelaide Street West. The application includes 57 vehicular parking spaces and 651 bicycle parking spaces within 6 below-grade levels.

Developer Freed Developments
Architect AS + GG Architecture
Application Type Rezoning
Submission Date 12/07/2020
Bachelor 74
1 Bedroom 403
2 Bedrooms 96
3+ Bedrooms 64
Residential Units 637
Proposed Land Use Mixed-Use: Residential, Retail, Office, Institutional
Height (Storeys) 68
Height (Metres) 219
Non-Residential GFA 3,187
Residential GFA 40,066
Total GFA 43,253
Application Status Submitted
Last Active Date 12/07/2020
Planner Pelt, Aviva
Planner Contact (416) 392-0877
Section 37 Not Available



355 ADELAIDE ST. W.

Project Name	Spadina-Adelaide Square
Project Description	Go-To Developments is proposing a 50-storey mixed-use building at 355 Adelaide Street West, including the site at 46 Charlotte Street. 7,549m ² of office space is proposed within an 11-storey podium, including over 350 m ² of retail space, split between a retail unit and a cafe space. Additionally, a below-grade parking garage with 32 residential parking spaces and 366 bicycle spaces is included in the plans.
Developer	Go-To Developments
Architect	Cusimano Architect
Application Type	Rezoning
Submission Date	06/29/20
Bachelor	89
1 Bedroom	36
2 Bedrooms	118
3+ Bedrooms	50
Residential Units	293
Proposed Land Use	Mixed-Use: Residential, Retail, Office
Height (Storeys)	50
Height (Metres)	165
Non-Residential GFA	7,900
Residential GFA	20,844
Total GFA	28,744
Application Status	Submitted
Last Active Date	10/06/20
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	



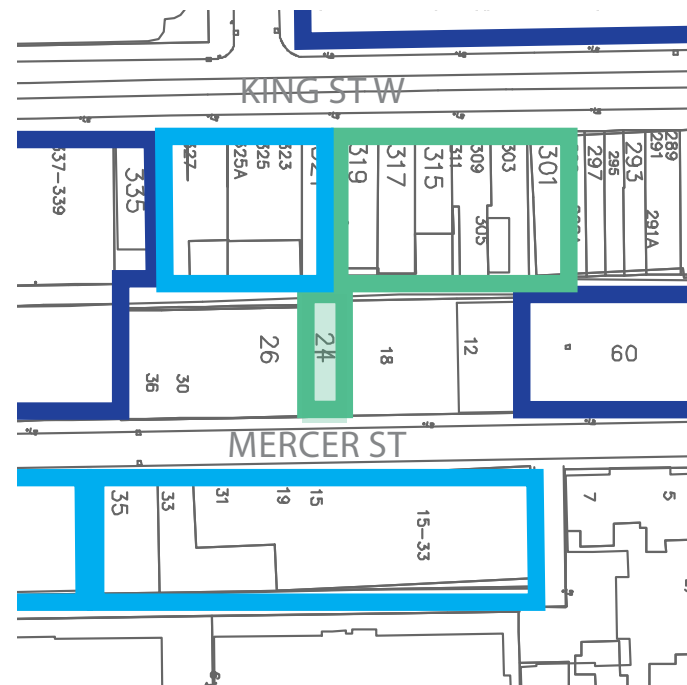


2.3 DECISION (APPROVED/REFUSED)

1. 24 Mercer St. (A)
2. 388 King St. W. (A)
3. 171 Front St. W. (A)
4. 260-322 King St. W. (A)
5. 411 King St. W. (A)
6. 263 Adelaide St. W. (A)
7. 86 John St. (A)
8. 150-158 Pearl St. (A)
9. 217 Adelaide St. W. (A)
10. 400-420 King St. W. (A)
11. 301-319 King St. W. (A)

24 MERCER ST

Project Name	Bungalow
Project Description	Approved to demolish an existing listed heritage building at 24 Mercer St. (façade to be removed, disassembled and reassembled) and construct a new 18-storey residential building. The building would include 13 units and 2 levels of below-grade accessory use (use of land found on same parcel of principle use, but is subordinate). No vehicular parking is proposed. Garbage pick-up is to be provided from the Mercer St. frontage.
Developer	Kalovida
Architect	Scott Morris Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	08/23/2011
Bachelor	0
1 Bedroom	2
2 Bedrooms	10
3+ Bedrooms	1
Residential Units	13
Proposed Land Use	Mixed-Use: Residential, Office
Height (Storeys)	18
Height (Metres)	57
Non-Residential GFA	408
Residential GFA	2,441
Total GFA	2,849
Application Status	Decision, Approved at OMB
Last Active Date	03/25/2019
Planner	Nicholson, Dan
Planner Contact	(416) 397-4077
Section 37	Pending

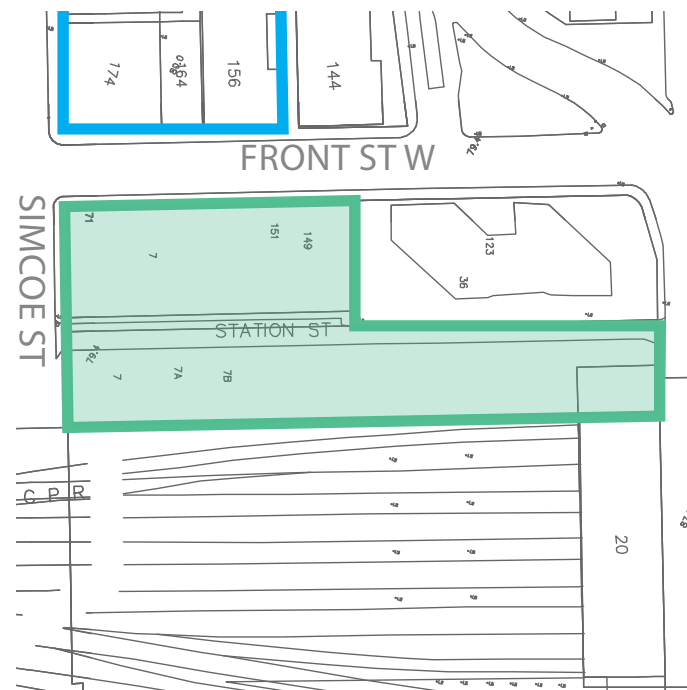


388 KING ST W

Project Name	
Project Description	Approved to construct a 33-storey office tower with retail uses at grade, containing a total gross floor area of 74,736 square meters and 256 parking spaces below grade. A building stepback of 19.5 meters will be provided above the 9th storey at King St. and an additional 8.95 meters above the 21st storey. Servicing and vehicular parking will be provided off the laneway at the north side of the property.
Developer	Allied Properties
Architect	Hariri Pontarini Architects
Application Type	Rezoning
Submission Date	03/01/2012
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial, Office
Height (Storeys)	33
Height (Metres)	146
Non-Residential GFA	74,736
Residential GFA	0
Total GFA	74,736
Application Status	Decision, Approved by Council
Last Active Date	09/24/2013
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	<ul style="list-style-type: none"> \$500,000.00 Capital improvements to non-profit arts and cultural facilities in Ward 20, including but not limited to the Artscape facility at 21 Widmer Street \$200,000.00 Capital improvements to the playground at Ogden School, located at 33 Pheobe Street in Ward 20 \$1,300,000.00 Provision of new affordable housing and/or non-profit arts and community facilities in Ward 20, including but not limited to sites within the Alexandra Park and Atkinson Co-op Revitalization Area * The \$100,000 of the total \$200,000, originally allocated for the playground at Ogden School, will not be obtained from this development and instead will be obtained from the development located at 328-340 Adelaide Street West



Project Name	Union Centre
Project Description	Approved to construct a 52-storey office tower containing 37-storeys of office space, 3-storeys of retail space, a live performance venue and a 3-storey addition to the existing data centre. The project includes 99 underground parking spaces.
Developer	Allied Properties
Architect	Bjark Ingels Group (BIG)
Application Type	Site Plan Approval, OPA & Rezoning
Submission Date	02/27/2014
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial, Office, Institutional, Retail
Height (Storeys)	52
Height (Metres)	267
Non-Residential GFA	118,707
Residential GFA	0
Total GFA	118,707
Application Status	Decision, Approved by Council
Last Active Date	03/19/2019
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	<ul style="list-style-type: none"> \$300,000 Public housing improvements \$1,000,000 Improvements to John St. \$100,000 Toronto Book Award Plaque program

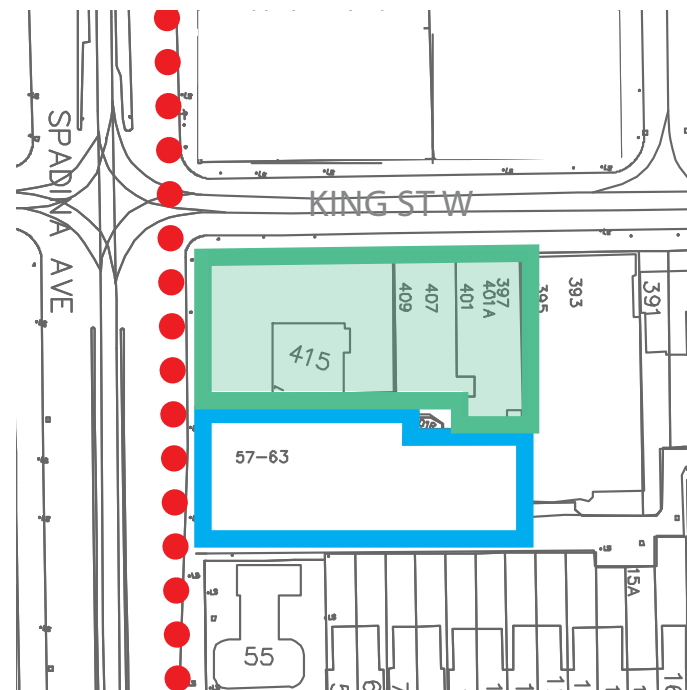


Project Name	Mirvish+Gehry
Project Description	Approved to permit the redevelopment of the lands municipally known as 260-322 King St. W. for two new mixed-use buildings on two parcels. The east parcel would be developed with a 72-storey mixed-use building. The west parcel would be developed with a 82-storey mixed-use building. A total of 2,087 dwelling units are proposed.
Developer	Great Gulf
Architect	Gehry Architects Int.
Application Type	OPA & Rezoning
Submission Date	11/09/2012
Bachelor	184
1 Bedroom	1,045
2 Bedrooms	647
3+ Bedrooms	211
Residential Units	2,087
Proposed Land Use	Mixed-Use: Residential, Retail, Institutional
Height (Storeys)	72, 82
Height (Metres)	267, 308
Non-Residential GFA	33,877
Residential GFA	137,438
Total GFA	171,315
Application Status	Decision, Approved by Council
Last Active Date	12/23/2020
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	<ul style="list-style-type: none"> \$2,500,000 Capital Improvements to social housing Community services and facilities in King-Spadina Secondary Plan Area John St. revitalization improvements beyond area that abuts subject lands Public art contribution to immediate area



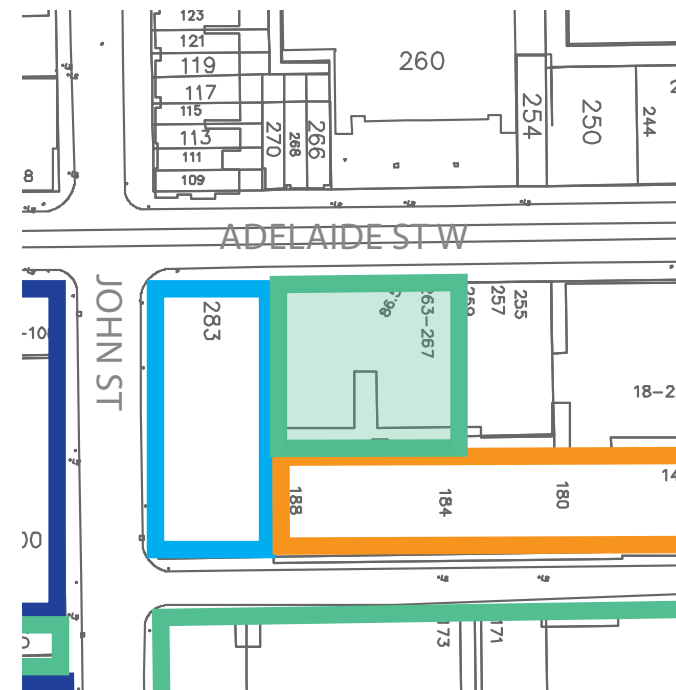
411 KING ST W

Project Name	Four Eleven King Condominiums
Project Description	Approved 42-storey mixed-use building, with 17,522 square metres of hotel space and 101 square metres of retail space. The podium will include partial retention/alteration of the existing heritage structures. Four levels of below-grade space for hotel amenities, 38 parking spaces, and 472 bicycle parking spaces will be included.
Developer	Great Gulf, Terracap Management, Tridel
Architect	KPMB Architects, Quadrangle
Application Type	Rezoning
Submission Date	06/16/2010
Bachelor	0
1 Bedroom	336
2 Bedrooms	55
3+ Bedrooms	44
Residential Units	435
Proposed Land Use	Mixed-Use: Residential, Retail, Hotel
Height (Storeys)	42
Height (Metres)	149
Non-Residential GFA	17,623
Residential GFA	26,583
Total GFA	44,205
Application Status	Decision, Approved at OMB
Last Active Date	01/22/2020
Planner	Nicholson, Dan
Planner Contact	(416) 397-4077
Section 37	Pending



263 ADELAIDE ST W

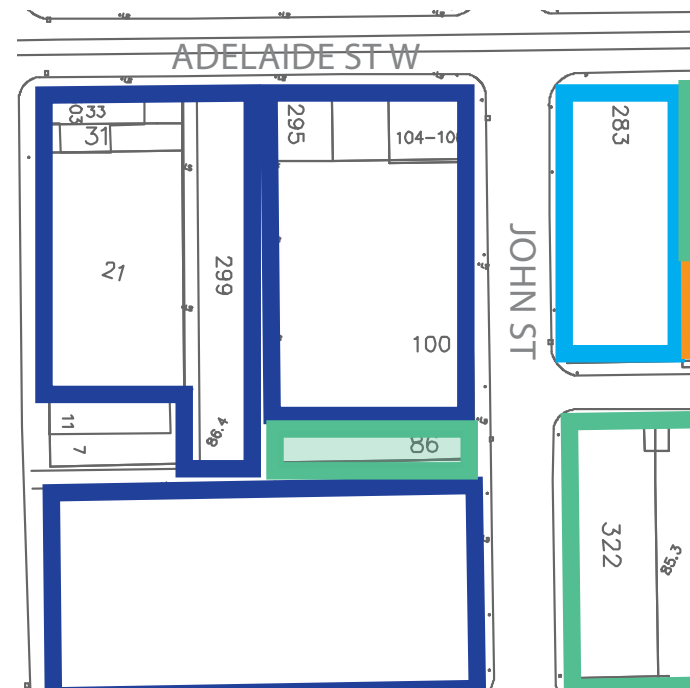
Project Name	Approved Zoning Amendment application to facilitate the redevelopment of the site with a 47-storey mixed-use building including a 5-storey podium containing commercial uses. The building will contain 361 residential units and 104 parking spaces in 5 levels of below-grade parking.
Developer	Nelias
Architect	Quadrangle
Application Type	Rezoning
Submission Date	04/12/2012
Bachelor	117
1 Bedroom	80
2 Bedrooms	121
3+ Bedrooms	43
Residential Units	361
Proposed Land Use	Mixed Use: Residential, Commercial
Height (Storeys)	47
Height (Metres)	156
Non-Residential GFA	157
Residential GFA	32,094
Total GFA	32,251
Application Status	Decision, Approved at OMB
Last Active Date	12/05/2017
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Pending



7

86 JOHN ST

Project Name	
Project Description	Approved to construct a 10-storey mixed-use building with a GFA of 2,149 square metres. Site Plan application has been submitted to the City. The development is proposed to include a mix of residential and restaurants.
Developer	MMM Group
Architect	Sweeny & Co Architects Inc.
Application Type	Site Plan Approval, Minor Variance
Submission Date	07/12/2016
Bachelor	0
1 Bedroom	0
2 Bedrooms	14
3+ Bedrooms	0
Residential Units	14
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	10
Height (Metres)	43
Non-Residential GFA	482
Residential GFA	1,667
Total GFA	2,149
Application Status	Decision, Approved by Council
Last Active Date	05/29/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Pending



8

150-158 PEARL ST

Project Name	
Project Description	Approved to construct a 58 storey, mixed use, commercial and residential building, comprised of a 52-storey tower atop a 6-storey podium. The project proposes 480 units (subject to final design layout) and 3,916 square metres of retail space within the podium. On-site parking is to be available in a 5-level below grade garage, with 109 residential parking spaces.
Developer	The Conservatory Group, Soprano Developments Inc. CGIV Properties Inc.
Architect	Richmond Architects Ltd.
Application Type	Rezoning
Submission Date	12/26/2016
Bachelor	0
1 Bedroom	237
2 Bedrooms	194
3+ Bedrooms	49
Residential Units	460
Proposed Land Use	Mixed-Use: Residential, Commercial, Retail
Height (Storeys)	58
Height (Metres)	180
Non-Residential GFA	3,916
Residential GFA	37,551
Total GFA	41,467
Application Status	Decision, Approved by Council
Last Active Date	07/10/2019
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Pending



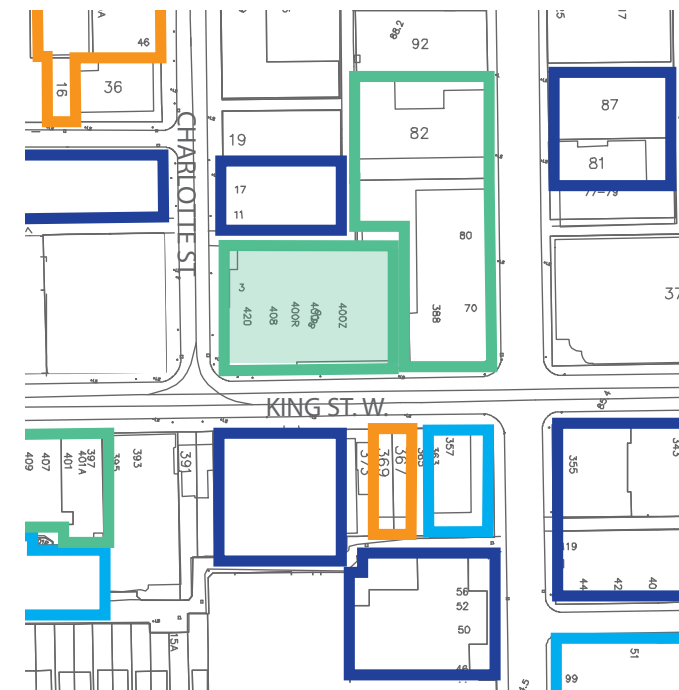
9 217 ADELAIDE ST W

Project Name	
Project Description	Approved to redevelop the site with a 23-storey commercial building, containing retail at-grade, office, hotel space (192 hotel units), and a POPS. Three levels of below-grade parking will include 40 spaces for vehicles and 80 bicycle parking spaces.
Developer	Humbold Properties
Architect	Kirkor Architects
Application Type	Rezoning
Submission Date	06/19/2015
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Hotel, Retail, Office
Height (Storeys)	23
Height (Metres)	107
Non-Residential GFA	22,224
Residential GFA	0
Total GFA	22,224
Application Status	Decision, Approved at LPAT
Last Active Date	03/05/2021
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Pending



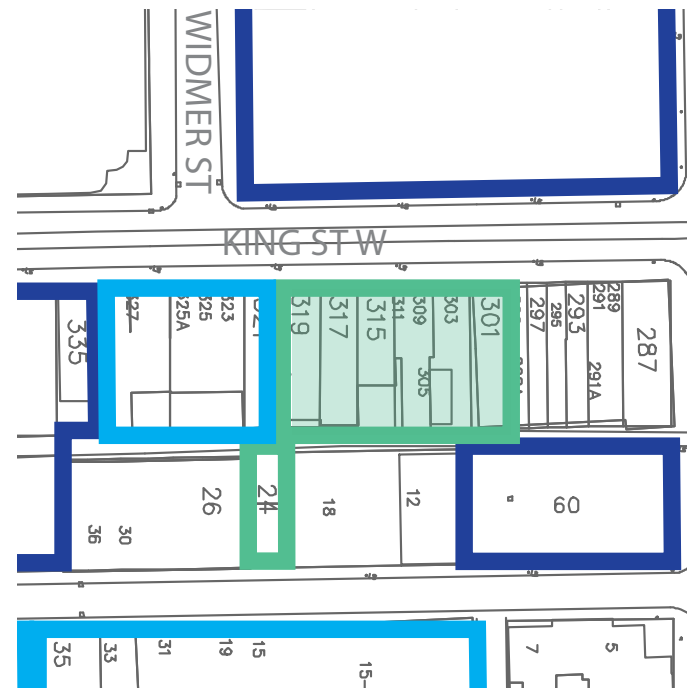
10 400-420 KING ST W

Project Name	
Project Description	Approved to develop a 48 storey mixed-used residential building with retail at grade. The site will include a POP space at-grade.
Developer	Plazacorp
Architect	Quadrangle
Application Type	Rezoning
Submission Date	06/30/17
Bachelor	218
1 Bedroom	129
2 Bedrooms	211
3+ Bedrooms	62
Residential Units	620
Proposed Land Use	Mixed Use: Residential, Commercial, Retail
Height (Storeys)	48
Height (Metres)	157
Non-Residential GFA	3,437
Residential GFA	39,210
Total GFA	42,067
Application Status	Decision, Approved at LPAT
Last Active Date	03/03/2020
Planner	Pelt, Aviva
Planner Contact	(416) 392-0877
Section 37	Not Available



301-319 KING ST W

Project Name	
Project Description	Approved to develop a 50-storey mixed-use building with a height of 157 metres, including mechanical penthouse. 403 residential units are proposed, with 3,252 square metres of non-residential GFA (retail, restaurants, and offices).
Developer	1579661 Ontario Inc.
Architect	Scott Morris Architects
Application Type	Rezoning
Submission Date	04/04/2013
Bachelor	52
1 Bedroom	178
2 Bedrooms	132
3+ Bedrooms	41
Residential Units	403
Proposed Land Use	Mixed Use: Residential, Commercial, Retail, Office
Height (Storeys)	50
Height (Metres)	157
Non-Residential GFA	3,252
Residential GFA	28,440
Total GFA	31,692
Application Status	Decision, City Settlement
Last Active Date	04/02/2020
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Pending



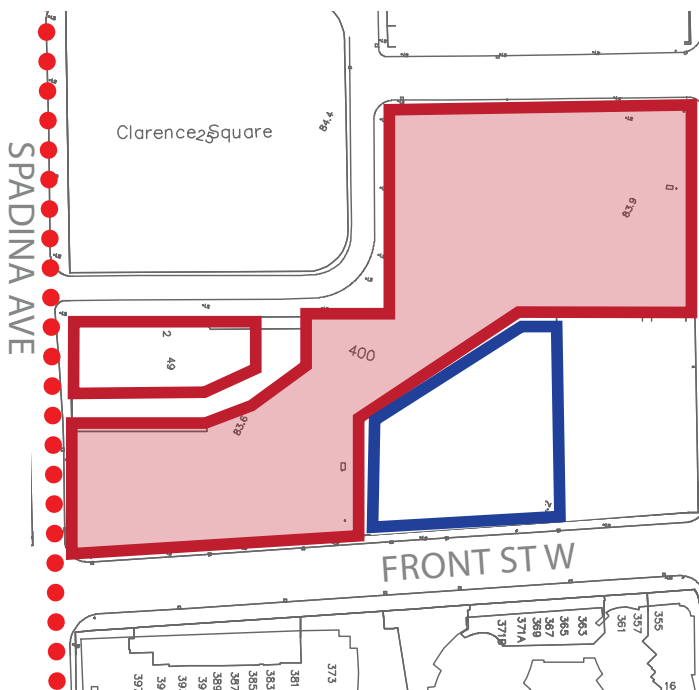


2.4 APPEALED

1. 400 Front St. W.
2. 122 Peter St.
3. 100 Simcoe St.
4. 49 Spadina Ave.

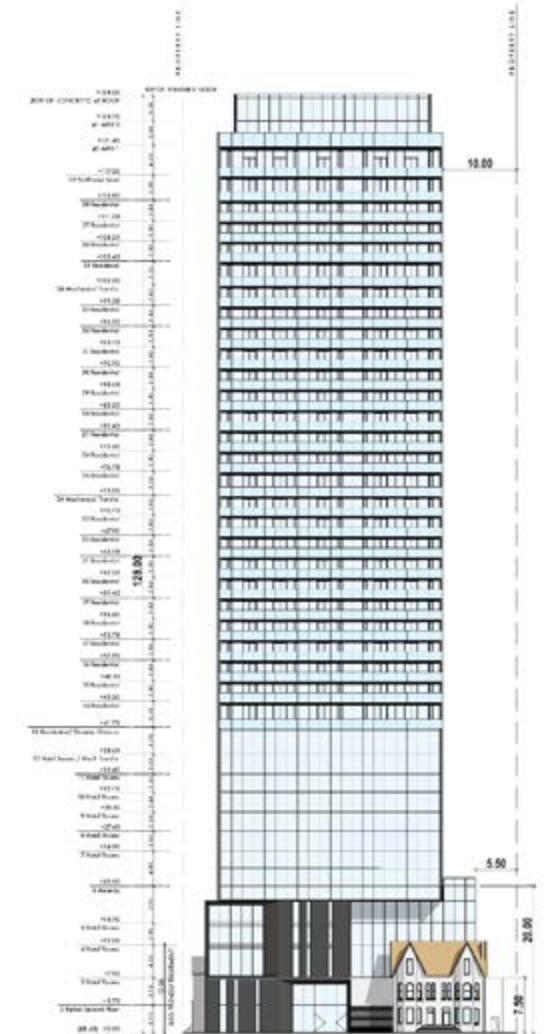
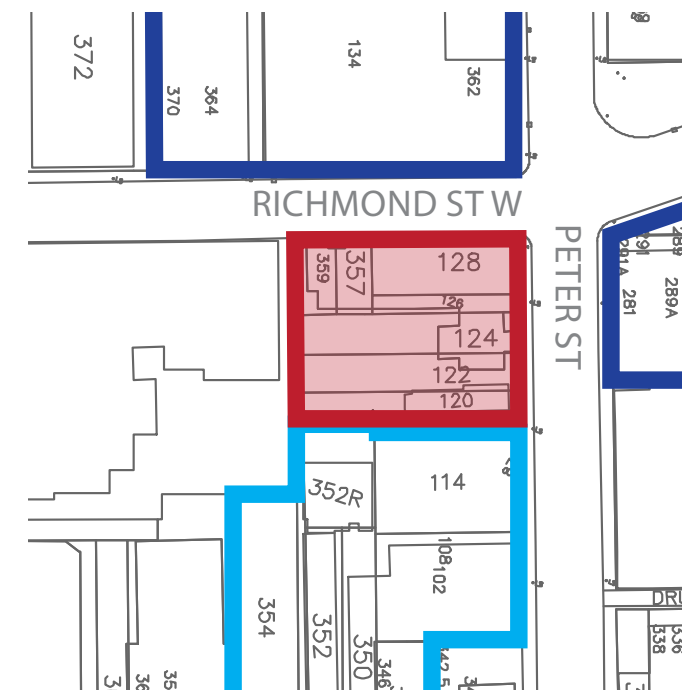
400 FRONT ST W

Project Name	400 FRONT ST W
Project Description	Proposed to construct three mixed-use towers at 26, 57, and 59 storeys. A total of 1,937 residential units and 3,588 square metres of retail uses are proposed.
Developer	State Building Group, Stanford Homes
Architect	Kirkor Architects, architectsAlliance
Application Type	Rezoning
Submission Date	04/07/2015
Bachelor	0
1 Bedroom	581
2 Bedrooms	1356
3+ Bedrooms	0
Residential Units	1,906
Proposed Land Use	Mixed Use: Residential, Retail
Height (Storeys)	26, 57, 59
Height (Metres)	Pending
Non-Residential GFA	3,588
Residential GFA	142,388
Total GFA	145,976
Application Status	OMB in Mediation
Last Active Date	01/14/2021
Planner	Mahendran, Janani
Planner Contact	(416) 338-3003
Section 37	Pending



122 PETER ST

Project Name	122 PETER ST
Project Description	Proposed 39-storey (122 metres including mechanical) mixed-use building, including a 106-room hotel. The total combined gross floor area is 22,957 square meters. The building will include 270 residential units, 58 vehicular parking spaces, and 287 bicycle parking spaces. *On December 7th, 2016, the Toronto Preservation Board recommends that Council state the property located at 122 and 124 Peter Street and 357 Richmond Street West to be designated under Part IV, Section 29 of the Ontario Heritage Act
Developer	Carlyle Communities
Architect	architectsAlliance
Application Type	Rezoning
Submission Date	11/23/2015
Bachelor	42
1 Bedroom	294
2 Bedrooms	89
3+ Bedrooms	10
Residential Units	270
Proposed Land Use	Mixed-Use: Residential, Hotel
Height (Storeys)	39
Height (Metres)	122
Non-Residential GFA	6,180
Residential GFA	16,777
Total GFA	22,957
Application Status	Pending City Approval
Last Active Date	05/26/2020
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	Pending

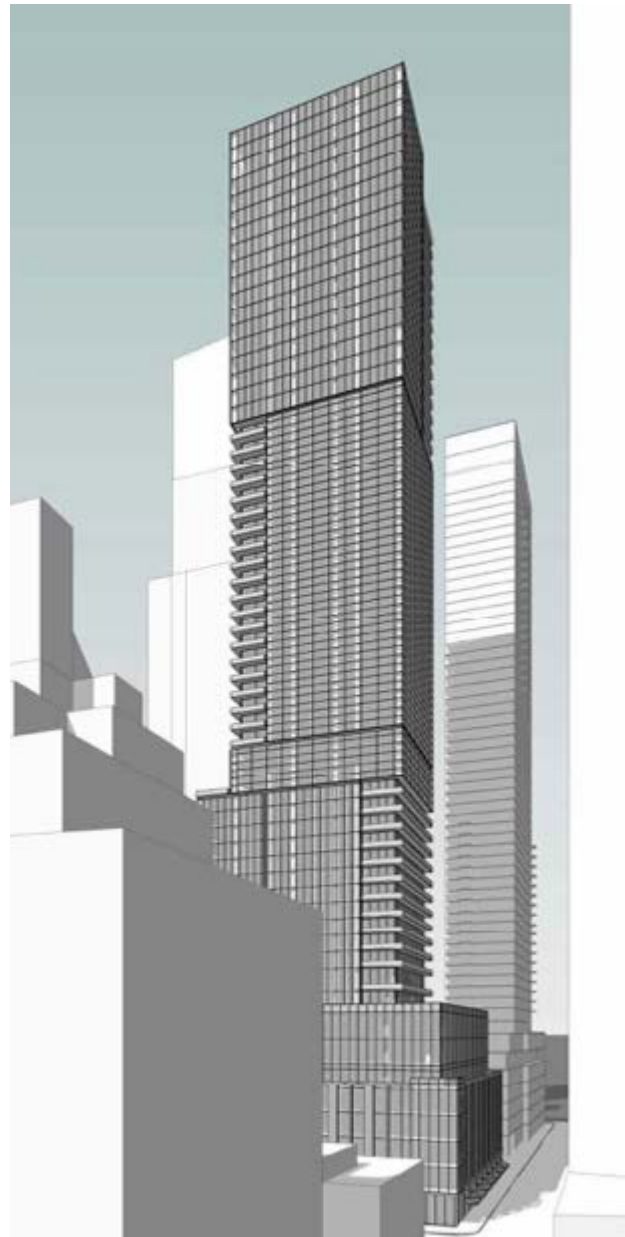


100 SIMCOE ST

Project Name
Project Description Proposed to develop a 59 storey, mixed use retail, office and residential building, comprised of a 51-storey tower atop a 8-storey podium. The project proposes 524 units (subject to final design layout), 17,171 square metres of office space within the podium and 785 square metres of retail and service space at grade level. On-site parking is to be available in a 4-level below grade garage, accessed from Pearl Street. All loading and servicing is also to be accessed from Pearl Street.

***The current site at 100 Simcoe is now listed as heritage under the Heritage Register, as of March 2017.**

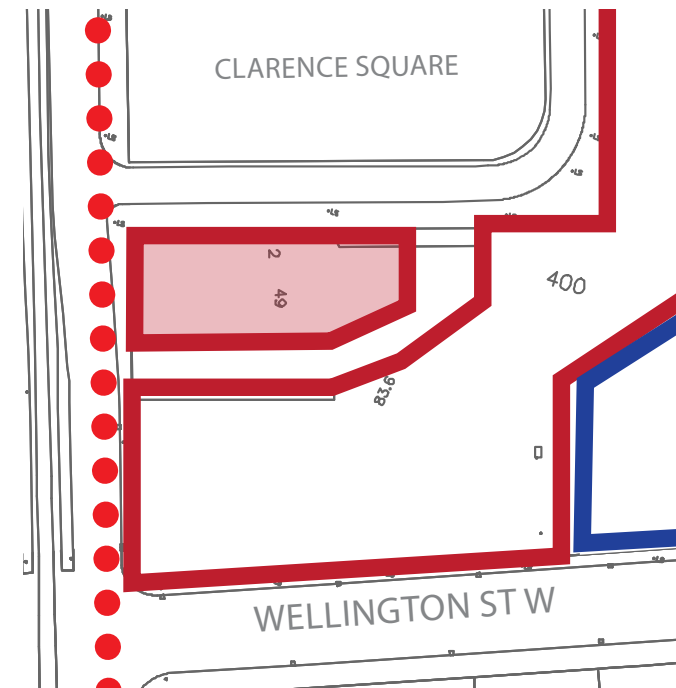
Developer	Sun Life Assurance Company of Canada & Bentall Kennedy
Architect	Diamond Schmitt Architects
Application Type	Rezoning
Submission Date	07/18/2016
Bachelor	62
1 Bedroom	307
2 Bedrooms	102
3+ Bedrooms	53
Residential Units	524
Proposed Land Use	Mixed-Use: Residential, Commercial, Retail, Office
Height (Storeys)	59
Height (Metres)	189
Non-Residential GFA	17,956
Residential GFA	35,644
Total GFA	53,600
Application Status	Appealed to OMB
Last Active Date	10/24/2018
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	Pending



49 SPADINA AVE

Project Name
Project Description Approved to develop a new, 20-storey tower on the eastern half of the site and preserve the existing six-storey heritage building on the western portion of the site. The existing retail and commercial uses within the heritage building will be maintained and the proposed tower addition will contain retail uses at grade and office uses above. No vehicular parking is proposed.

Developer	Portland Property Group Inc.
Architect	Sweeny & Co Architects Inc.
Application Type	Rezoning
Submission Date	02/28/2017
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	20
Height (Metres)	84
Non-Residential GFA	18,260
Residential GFA	0
Total GFA	18,260
Application Status	Appealed to LPAT
Last Active Date	08/22/2018
Planner	Nicholson, Dan
Planner Contact	(416) 392-4077
Section 37	Pending

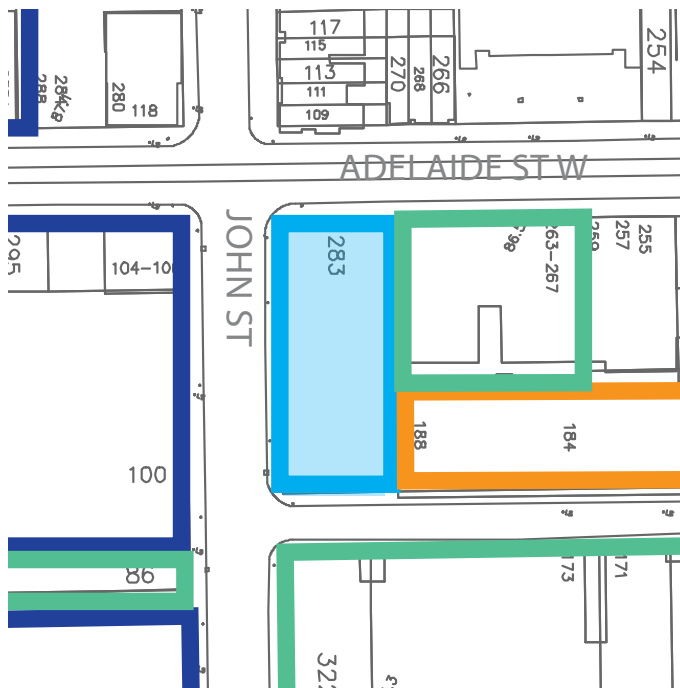




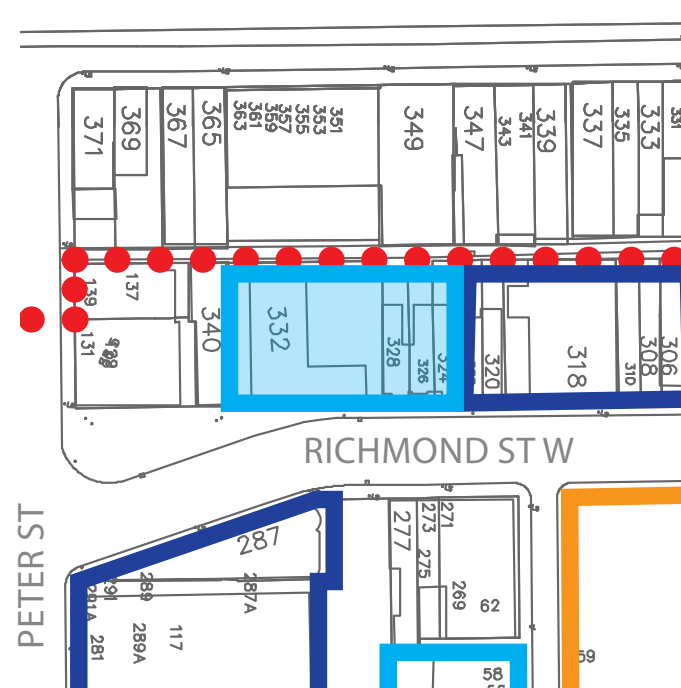
2.5 UNDER CONSTRUCTION

1. 283 Adelaide St. W.
2. 330 Richmond St. W.
3. 57 Spadina Ave.
4. 19 Duncan St.
5. 15 Mercer St.
6. 357 King St. W.
7. 160 Front St. W.
8. 23 Spadina Ave.
9. 8-30 Widmer St.
10. 327 King St. W.
11. 102-118 Peter St.
12. 40 Widmer St.
13. 99 Blue Jays Wy.

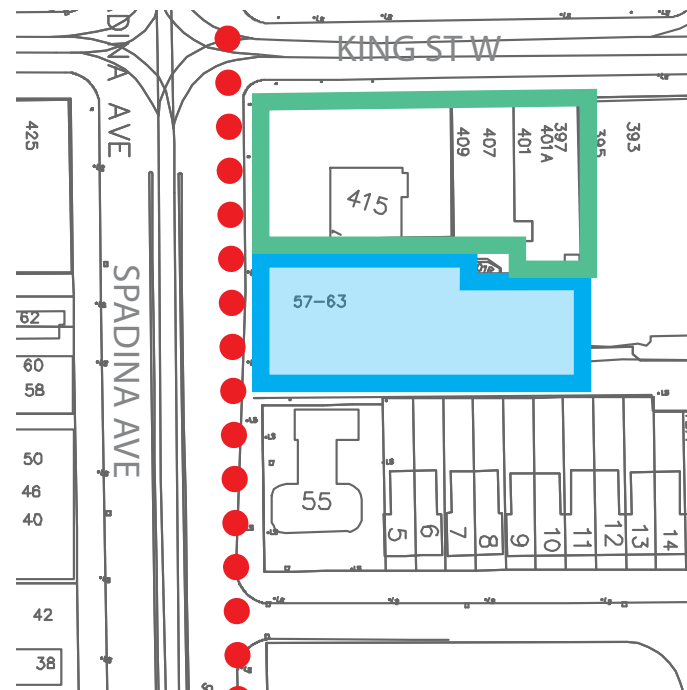
Project Name	PJ Condos
Project Description	Currently under construction a 48-storey mixed-use building. The building will contain retail at grade with 167 square metres of non-residential gross floor area and 29,161 square metres of residential gross floor area. The building will contain 361 residential units above and 136 parking spaces in 6 levels of underground parking.
Developer	Pinnacle International
Architect	Hariri Pontarini Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	01/17/2012
Bachelor	33
1 Bedroom	177
2 Bedrooms	118
3+ Bedrooms	33
Residential Units	361
Proposed Land Use	Mixed Use: Residential, Commercial
Height (Storeys)	48
Height (Metres)	156
Non-Residential GFA	167
Residential GFA	29,161
Total GFA	29,328
Application Status	Under Construction
Last Active Date	01/27/2018
Planner	Duncan, John
Planner Contact	(416) 392-1530
Section 37	<ul style="list-style-type: none"> \$1,260,000 for community services and parkland improvements in Ward 10 \$140,000 for maintenance of or the provision of new affordable housing in Ward 10 Privately-owned public space on south-east corner of John Street and Adelaide Street West \$500,000 for public art on site



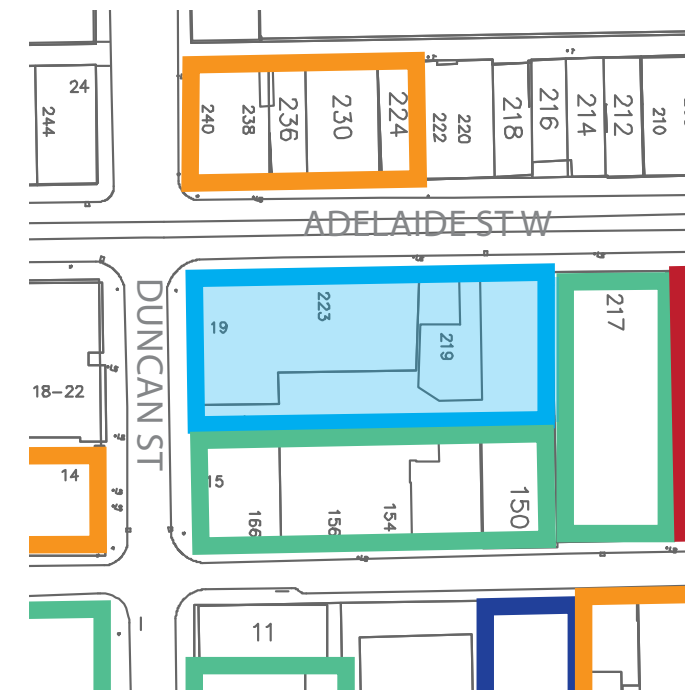
Project Name	330 RICHMOND ST W
Project Description	Currently under construction a new mixed-use building with retail on ground floor and residential above. Proposal is 27-storeys, with 5 levels below-grade parking containing 119 parking spaces and 344 residential units.
Developer	Greenpark Homes
Architect	Core Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	02/16/2012
Bachelor	20
1 Bedroom	251
2 Bedrooms	70
3+ Bedrooms	3
Residential Units	344
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	27
Height (Metres)	93
Non-Residential GFA	252
Residential GFA	23,073
Total GFA	23,325
Application Status	Under Construction
Last Active Date	05/07/2019
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	<ul style="list-style-type: none"> \$80,000 Scadding Court \$200,000 Toronto Community Housing improvements in Ward 20 \$520,000 Parkland and streetscape improvements



Project Name	The Taylor
Project Description	Currently under construction a 36-storey (123.25 meter) mixed-use building, with 1,589 square meters of retail area, 2,561 square meters of office area, and 22,543 square meters of residential area, consisting of 286 residential units. A below-grade parking garage is to accommodate 86 vehicle parking spaces. 276 bicycle parking spaces are proposed on the ground floor and 6th storey.
Developer	Diamond Corp, Tricon Capital Group Inc.
Architect	Diamond Schmitt Architects, Graziani + Corazza Architects
Application Type	Rezoning, Site Plan Approval
Submission Date	05/15/2013
Bachelor	15
1 Bedroom	171
2 Bedrooms	74
3+ Bedrooms	26
Residential Units	286
Proposed Land Use	Mixed-Use: Residential, Office, Commercial
Height (Storeys)	36
Height (Metres)	120
Non-Residential GFA	4,150
Residential GFA	22,543
Total GFA	26,693
Application Status	Under Construction
Last Active Date	03/21/2019
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	<ul style="list-style-type: none"> \$200,000 Affordable housing \$1,800,000 General community improvements

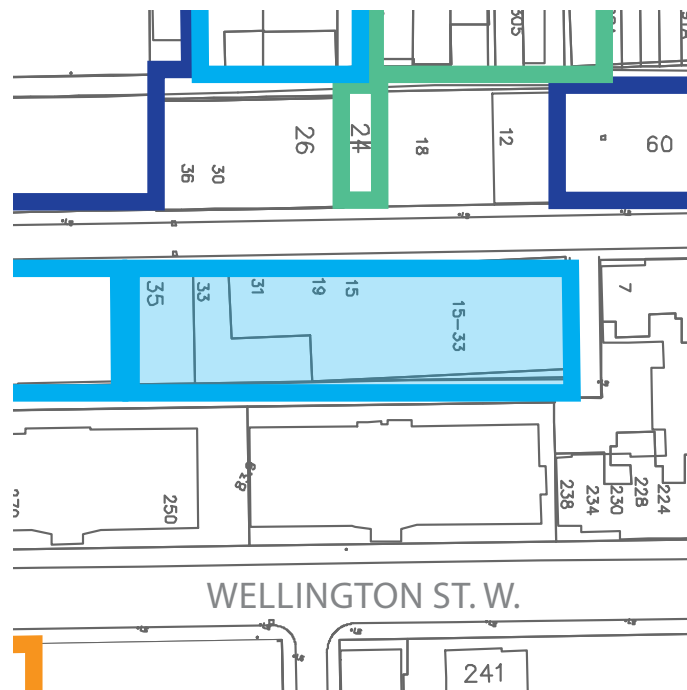


Project Name	19 DUNCAN ST
Project Description	Currently under construction a 58-storey mixed-use development including an 8-storey podium containing retail and office uses with residential units in the tower portion. A total of 131 parking spaces and 523 bicycle parking spaces are located below grade. The existing heritage building will be largely retained.
Developer	Westbank Projects Corp, Allied Properties
Architect	Hariri Ponatrini
Application Type	Rezoning, Site Plan Approval
Submission Date	05/28/2015
Bachelor	167
1 Bedroom	155
2 Bedrooms	93
3+ Bedrooms	47
Residential Units	462
Proposed Land Use	Mixed-Use: Residential, Commercial, Office
Height (Storeys)	58
Height (Metres)	187
Non-Residential GFA	14,880
Residential GFA	30,050
Total GFA	44,930
Application Status	Under Construction
Last Active Date	08/22/2018
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Pending



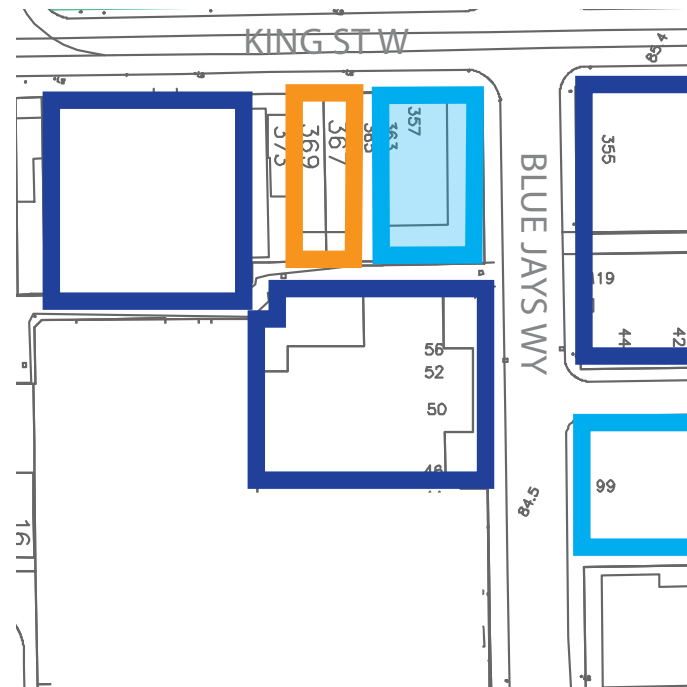
Project Name	Nobu
Project Description	Currently under construction two 45-storey mixed-use towers, connected by a nine-storey base building with a total of 651 residential units. The project contains a ground floor restaurant, a commercial fitness area, a 102-room hotel including conference and banquet facilities. Four levels of underground parking, accommodating 168 parking spaces is proposed.
Developer	Madison Homes
Architect	Teepie Architects
Application Type	Rezoning
Submission Date	04/01/2015
Bachelor	0
1 Bedroom	112
2 Bedrooms	478
3+ Bedrooms	61
Residential Units	651
Proposed Land Use	Mixed-Use: Residential, Commercial, Hotel
Height (Storeys)	45
Height (Metres)	156
Non-Residential GFA	6,963
Residential GFA	51,942
Total GFA	58,905
Application Status	Under Construction
Last Active Date	01/20/2019
Planner	Ashby, Renrick
Planner Contact	(416) 396-7022
Section 37	<ul style="list-style-type: none"> \$2,750,000 toward the construction of the YMCA facility to be constructed at 505 Richmond Street West \$1,650,000 toward streetscape improvements on Mercer Street between John Street and Blue Jays Way \$555,000 for maintenance of or the provision of new affordable housing in Ward 20 \$550,000 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHC housing in Ward 20

15 MERCER ST



Project Name	
Project Description	Currently under construction a 42-storey mixed-use building (137 metres in height, excluding mechanicals). The proposed building would include 324 residential units and approximately 1,163 square metres of retail space in the first underground level, and on the first and second storeys of the building. 512 Bicycle parking spaces and 18 car-share spaces at 357 King Street West is proposed.
Developer	Great Gulf
Architect	Quadrangle Architects Limited
Application Type	Rezoning
Submission Date	09/28/2016
Bachelor	0
1 Bedroom	216
2 Bedrooms	73
3+ Bedrooms	35
Residential Units	324
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	42
Height (Metres)	148
Non-Residential GFA	1,163
Residential GFA	24,009
Total GFA	25,172
Application Status	Under Construction
Last Active Date	08/05/2018
Planner	Hatcher, Kirk
Planner Contact	(416) 397-0481
Section 37	<ul style="list-style-type: none"> an additional \$175,000.00 for public realm improvements in the area a minimum of 2 of the car-share vehicles provided on site to be large enough to accommodate a larger vehicle This sum is in addition to the \$1,500,000.00 which had been secured as part of Section 37 negotiations related to the previously approved development to be used by the City toward community improvements in Ward 20, in the vicinity of the site

357 KING ST W



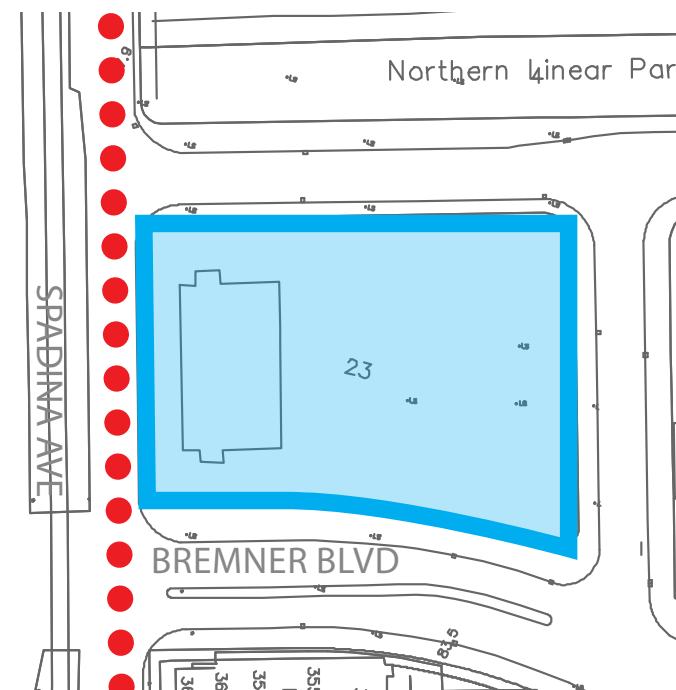
160 FRONT ST W

Project Name	160 FRONT ST W
Project Description	Currently under construction a 46-storey commercial building fronting Front St. W., including the retention of the façade of the heritage building at 160 Front Street. The proposed development will contain 115,515 square metres of commercial space, including at-grade retail space along Simcoe Street.
Developer	Cadillac Fairview
Architect	AS + GG Architecture, B+H Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	07/22/2011
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial; Office
Height (Storeys)	46
Height (Metres)	240
Non-Residential GFA	115,515
Residential GFA	0
Total GFA	134,766
Application Status	Under Construction
Last Active Date	07/25/2018
Planner	Prejel, Marian
Planner Contact	(416) 392-9337
Section 37	<ul style="list-style-type: none"> \$1,000,000 John St. Cultural Corridor \$400,000 Capital improvements to Toronto Community Housing facilities in Ward 20 \$1,500,000 Streetscape improvements in immediate area including connection to PATH \$500,000 Community services and facilities in Ward 20 \$100,000 Toronto Book Award Plaque program \$500,000 Public Art



23 SPADINA AVE

Project Name	Concord Canada House
Project Description	Currently under construction the redevelopment of the block with two residential towers of 59 and 69 storeys, inclusive of a 10-storey mixed-use podium comprised of retail, office, residential dwelling units and accessory uses.
Developer	Concord Adex
Architect	Page + Steele / IBI Group
Application Type	Site Plan Approval, Rezoning
Submission Date	08/11/2014
Bachelor	0
1 Bedroom	374
2 Bedrooms	200
3+ Bedrooms	155
Residential Units	729
Proposed Land Use	Mixed-Use: Residential, Commercial, Office
Height (Storeys)	59, 69
Height (Metres)	203, 232
Non-Residential GFA	4,570
Residential GFA	108,552
Total GFA	113,122
Application Status	Under Construction
Last Active Date	06/26/2019
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	<ul style="list-style-type: none"> \$2,800,000 towards multi-purpose community space within shared community facility proposed at 20 Brunel Court \$2,000,000 towards YMCA Centre at 505 Richmond Street West \$700,000 for provision of new affordable housing in Ward 20 \$700,000 for capital repairs to existing Toronto Community Housing buildings in Ward 20 \$820,000 towards parkland improvements

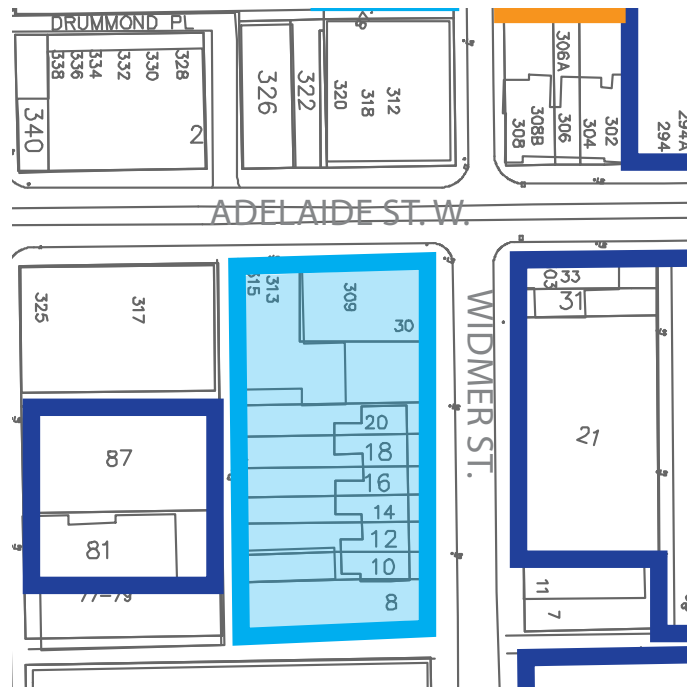


Project Name
Project Description

8-30 WIDMER ST

Theatre District Residence
Currently under construction two mixed-use towers. The south 49-storey tower (8 Widmer St) will be comprised of residential units. The second 48-storey north tower (28 Widmer St) will include a 352-suite hotel occupying the bottom 28 storeys of the building. **(Note* 8-20 Widmer Street was bought by Plaza and is now the south tower of 30 Widmer)**

Developer	Plaza, Riu Hotels, 10 Widmer Street Limited
Architect	Scott Shields Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	10/09/2014
Bachelor	126
1 Bedroom	125
2 Bedrooms	292
3+ Bedrooms	101
Residential Units	644+ 352 Hotel Units
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	49, 48
Height (Metres)	157, 157
Non-Residential GFA	16,136
Residential GFA	44,883
Total GFA	61,019
Application Status	Under Construction
Last Active Date	01/31/2019
Planner	Pantazis, George
Planner Contact	(416) 392-3566
Section 37	Pending

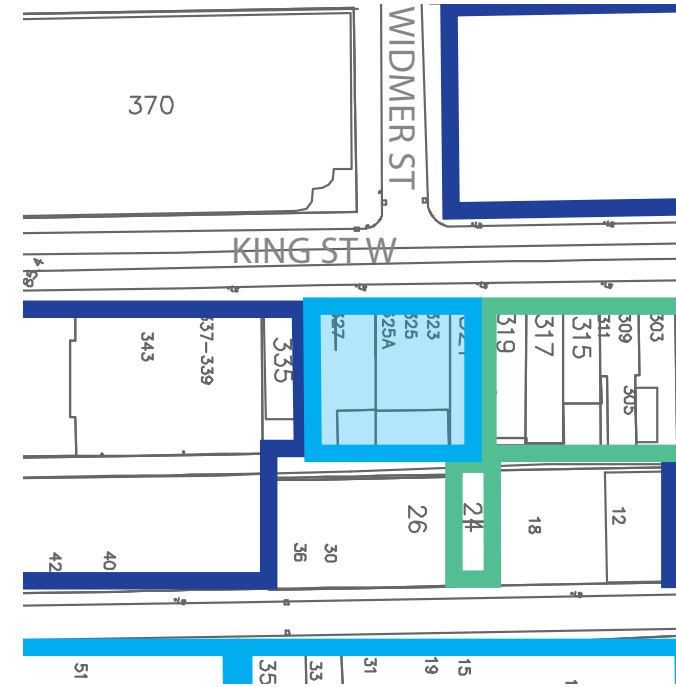


Project Name
Project Description

327 KING ST W

Empire Maverick
Currently under construction a 49-storey mixed-use building with commercial at-grade. A total of 327 residential units are proposed . The project includes the retention of the heritage façade of the designated building on site, and rental replacement (ten affordable rental units on the second floor).

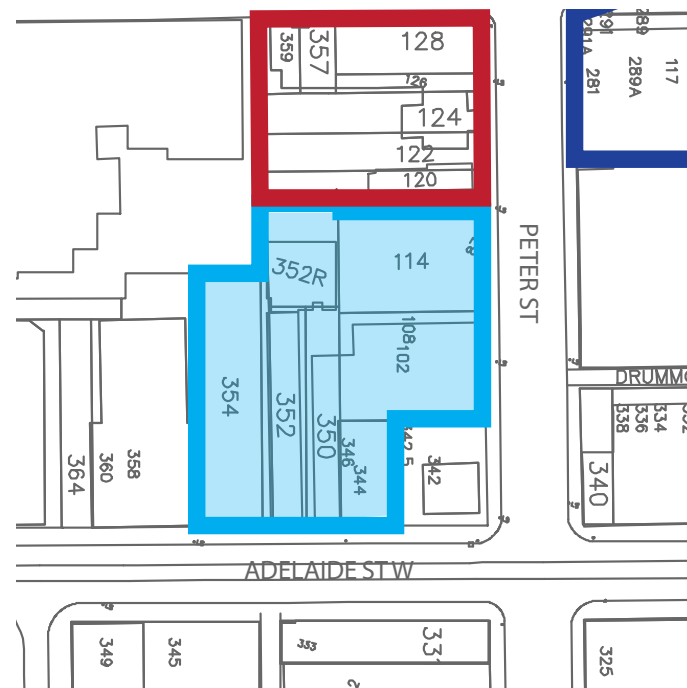
Developer	Empire Communities
Architect	Page + Steele / IBI Group
Application Type	Rezoning
Submission Date	05/26/2010
Bachelor	0
1 Bedroom	269
2 Bedrooms	26
3+ Bedrooms	32
Residential Units	327
Proposed Land Use	Mixed-Use: Residential, Rental, Commercial
Height (Storeys)	49
Height (Metres)	155
Non-Residential GFA	479
Residential GFA	22,660
Total GFA	23,139
Application Status	Under Construction
Last Active Date	10/31/2019
Planner	Nicholson, Dan
Planner Contact	(416) 397-4077
Section 37	<ul style="list-style-type: none"> • \$400,000.00 John St. improvements • \$200,000.00 Toronto Community Housing capital improvements



11

102-118 PETER ST

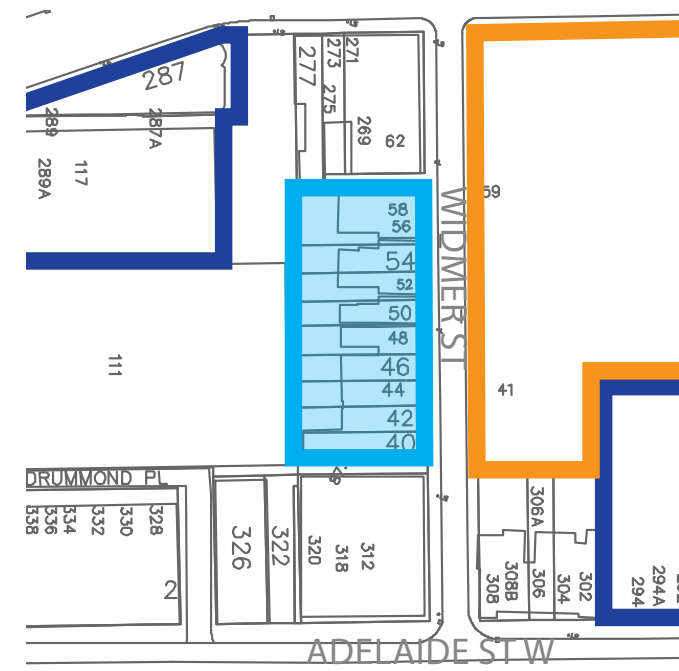
Project Name	
Project Description	Currently under construction a 47-storey condominium tower with 3,983 square metres of retail at grade.
Developer	Greywood Developments
Architect	Brisbin Brook Beynon Architects (BBB)
Application Type	Rezoning
Submission Date	06/30/2016
Bachelor	55
1 Bedroom	315
2 Bedrooms	256
3+ Bedrooms	69
Residential Units	695
Proposed Land Use	Mixed-Use: Residential, Commercial, Retail
Height (Storeys)	47
Height (Metres)	153
Non-Residential GFA	4,114
Residential GFA	45,246
Total GFA	49,360
Application Status	Under Construction
Last Active Date	03/13/2019
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	<ul style="list-style-type: none"> \$1,200,000.00 towards public realm improvements within the block bounded and outlined in the King-Spadina East Precinct Public Realm Strategy \$200,000 toward advancing the design of the public realm improvements \$1,160,000.00 towards the YMCA at 505 Richmond Street West, and/or streetscape improvements in relation to the John Street Cultural Corridor and/or Mercer Street \$320,000.00 for the provision of new rental housing units as part of Alexandra Park Revitalization in Ward 10, to be directed to the Capital Revolving Fund for Affordable Housing \$320,000.00 for capital repairs for the Toronto Community Housing revolving capital fund for repairs to Toronto Community Housing properties in Ward 10



12

40 WIDMER ST

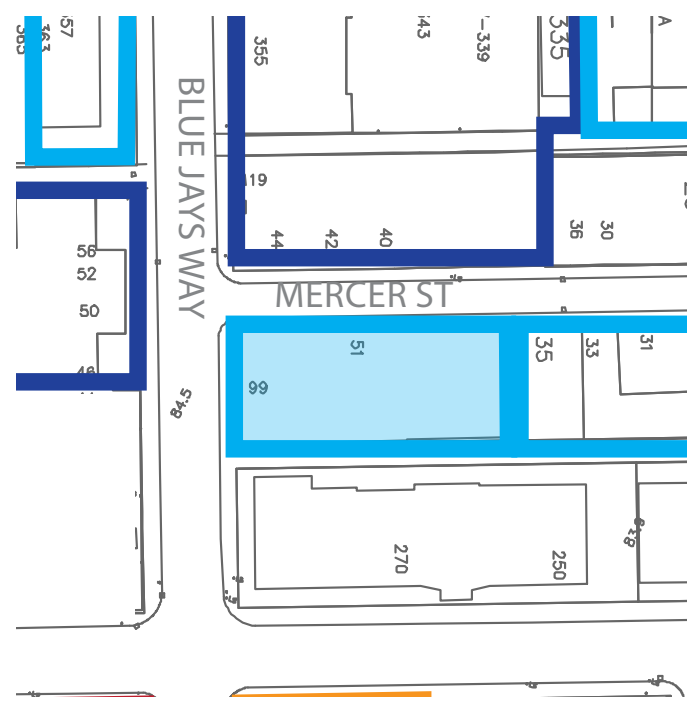
Project Name	
Project Description	Currently under construction a new 46-storey residential building by Concord Adex. The development includes 426 residential units, with 128 parking spots and 427 bicycle parking spaces.
Developer	Concord Adex
Architect	Graniani + Corazza Architects Inc.
Application Type	Site Plan Approval, Rezoning
Submission Date	07/07/2012
Bachelor	6
1 Bedroom	103
2 Bedrooms	237
3+ Bedrooms	80
Residential Units	426
Proposed Land Use	Residential
Height (Storeys)	46
Height (Metres)	139
Non-Residential GFA	0
Residential GFA	29,483
Total GFA	29,483
Application Status	Under Construction
Last Active Date	03/11/2019
Planner	Pantazis, George
Planner Contact	(416) 392-3566
Section 37	Pending



13

99 BLUE JAYS WAY

Project Name	55 Mercer
Project Description	Currently under construction a 47-storey residential building with commercial at grade, with a height of 155 metres, 543 residential units, and 101 parking spaces below-grade.
Developer	CentreCourt / 99BJW Residences LP
Architect	IBI Group
Application Type	Rezoning, Minor Variance, Site Plan Application
Submission Date	11/23/2005
Bachelor	81
1 Bedroom	350
2 Bedrooms	58
3+ Bedrooms	54
Residential Units	543
Proposed Land Use	Mixed-Use: Residential, Commercial, Office
Height (Storeys)	47
Height (Metres)	155
Non-Residential GFA	517
Residential GFA	32,451
Total GFA	32,968
Application Status	Under Construction
Last Active Date	11/26/2019
Planner	Duncan, John
Planner Contact	416-392-1530
Section 37	<ul style="list-style-type: none"> \$1,200,000.00 payable to the City of Toronto prior to the issuance of the first above-grade building permit of which 10% will be allocated to affordable housing in Ward 20, and the remainder for the provision of one or more of the following: <ul style="list-style-type: none"> Streetscape improvements to John Street and Mercer Street; Park improvements to Clarence Square Park; Heritage Conservation District Studies in the King Spadina East Precinct and/or design and development supporting the John Street streetscape project.





2.6 COMPLETED

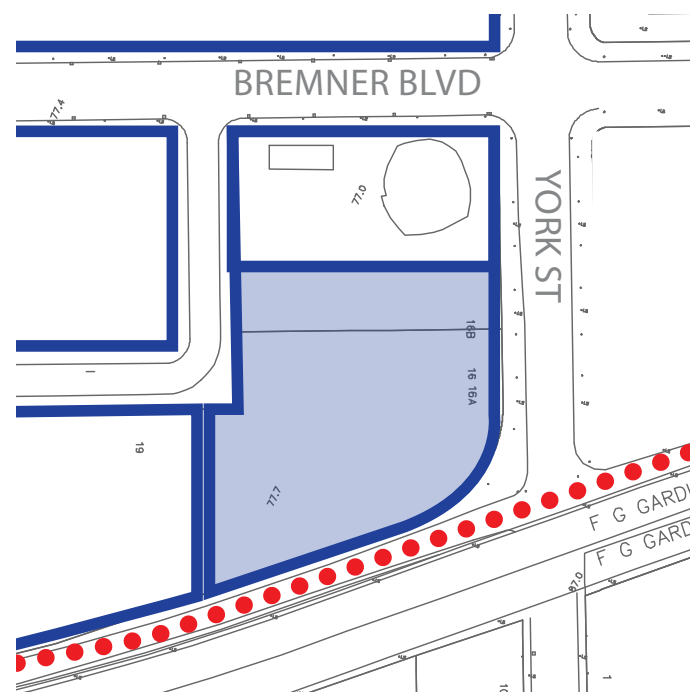
1. 16 York St.
2. 224 King St. W.
3. 134 Peter St.
4. 11 Charlotte St.
5. 25 Lower Simcoe St.
6. 21 Widmer St.
7. 295 Adelaide St. W.
8. 292 Bremner Blvd.
9. 18 York St.
10. 60 John St.
11. 352 Front St. W.
12. 180 University Ave.
13. 183 Wellington St. W.
14. 155 Wellington St. W.
15. 350 King St. W.
16. 24 Charlotte St.
17. 373 King St. W.
18. 306 Richmond St. W.
19. 181 Richmond St. W.
20. 117 Peter St.
21. 56 Blue Jays Wy.
22. 290 Adelaide St. W.
23. 81-87 Peter St.
24. 355 King St. W.
25. 16 York St.

1

16 YORK ST

Project Name	Ice Condos
Project Description	The completed two tower residential component of a three tower mixed use development that will ultimately contain 86,100 square meters of residential GFA and 76,351 square meters of non-residential GFA. This data is based on the Council approved 2009 By-Law, but minor aspects of the project have gone through revisions that are not available at this time.
Developer	Cadillac Fairview
Architect	architectsAlliance / B+H Architects
Application Type	Condominium Approval, Site Plan Approval, OPA & Rezoning
Submission Date	01/04/2008
Bachelor	131
1 Bedroom	739
2 Bedrooms	283
3+ Bedrooms	127
Residential Units	1,265
Proposed Land Use	Mixed Use: Commercial, Residential
Height (Storeys)	67
Height (Metres)	234
Non-Residential GFA	76,351
Residential GFA	86,100
Total GFA	163,040
Application Status	Recently Completed
Last Active Date	08/28/2014
Planner	Rezoski, Al
Planner Contact	(416) 395-7121
Section 37	<ul style="list-style-type: none"> \$500,000 Bremner streetscape improvements \$1,500,000 Railway lands community centre/ library/ park \$500,000 Railway lands streetscaping including the Simcoe Street Pedestrian Promenade plan \$300,000 Capital improvements to affordable housing in Ward 20 and/ or construction of affordable housing in railway lands Min. 10% to be 3-bedroom or larger dwelling units

COMPLETED 2016

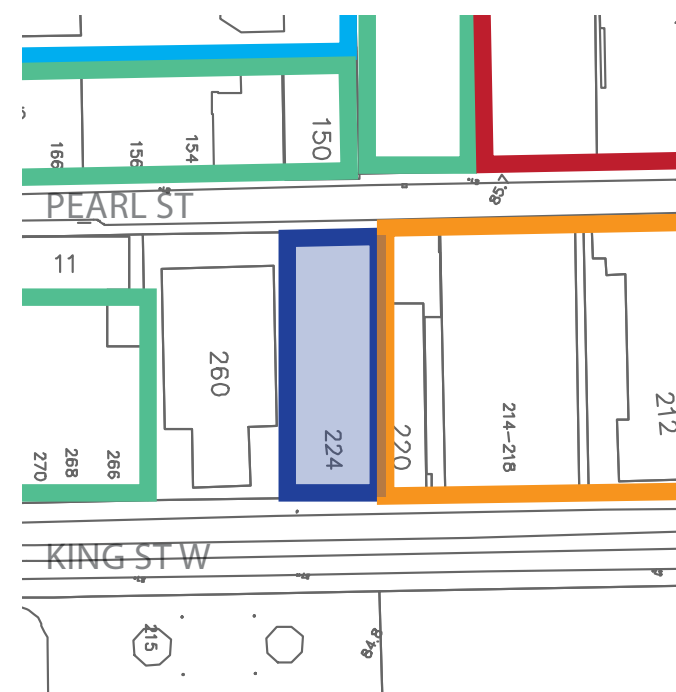


2

224 KING ST W

Project Name	Theatre Park
Project Description	Completed 47-storey mixed-use building comprised of 200 residential dwelling units, 644 square meters of commercial space and 100 parking spaces including 4 car-share spaces.
Developer	Lamb Development Corp, Niche Development, Harhay Developments
Architect	architectsAlliance
Application Type	Site Plan Approval, Condominium Approval, Rezoning
Submission Date	01/22/2009
Bachelor	66
1 Bedroom	77
2 Bedrooms	68
3+ Bedrooms	23
Residential Units	234
Proposed Land Use	Residential Apartments
Height (Storeys)	47
Height (Metres)	157
Non-Residential GFA	650
Residential GFA	20,740
Total GFA	21,390
Application Status	Recently Completed
Last Active Date	12/19/2014
Planner	Nicholson, Dan
Planner Contact	(416) 397-4077
Section 37	<ul style="list-style-type: none"> \$1,000,000 John Street Streetscape Improvements, non-profit arts space, public housing improvements in Ward 20, King Street West HCD

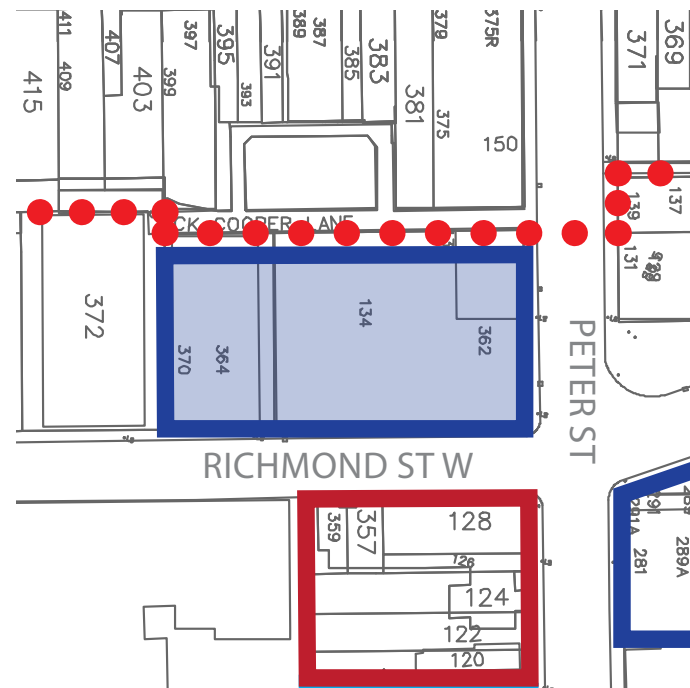
COMPLETED 2015



Project Name QRC West
Project Description Completed 17-storey non-residential building containing retail at grade and office uses above.
Developer Allied Properties REIT
Architect Sweeny & Co Architects
Application Type Rezoning, Site Plan Approval
Submission Date
 Bachelor 0
 1 Bedroom 0
 2 Bedrooms 0
 3+ Bedrooms 0
 Residential Units 0
Proposed Land Use Commercial: Office, Retail
 Height (Storeys) 17
 Height (Metres) 72
 Non-Residential GFA 49,306
 Residential GFA 0
 Total GFA 49,306
Application Status Completed
Last Active Date 05/10/12
Planner
Planner Contact
Section 37

- \$360,000 Sidewalks on Richmond St. W; laneway improvements between Spadina Ave. & Peter St. and for parkette improvements at the north-east corner of Richmond St. W & Peter St.
- \$40,000 Capital improvements to social housing in Ward 20

COMPLETED 2016



Project Name King Charlotte
Project Description Completed development of a 32-storey building with a rooftop amenity area, with a height of 114.5 metres to the mechanical penthouse. Proposal comprised of 232 residential units, 4 levels below-grade parking with 65 parking spaces (includes 1 car share parking space), and commercial/retail space on the ground floor.
Developer King Charlotte Corp, Lamb Development Corp, Niche Development, Fortress Developments
Architect architectsAlliance
Application Type Condominium Approval, Rezoning, Site Plan Approval
Submission Date 12/20/2010
 Bachelor 0
 1 Bedroom 149
 2 Bedrooms 57
 3+ Bedrooms 26
 Residential Units 232
Proposed Land Use Mixed-Use: Residential, Commercial
 Height (Storeys) 32
 Height (Metres) 115
 Non-Residential GFA 420
 Residential GFA 16,317
 Total GFA 16,737
Application Status Recently Completed
Last Active Date 09/01/2015
Planner Nicholson, Dan
Planner Contact (416) 397-4077
Section 37

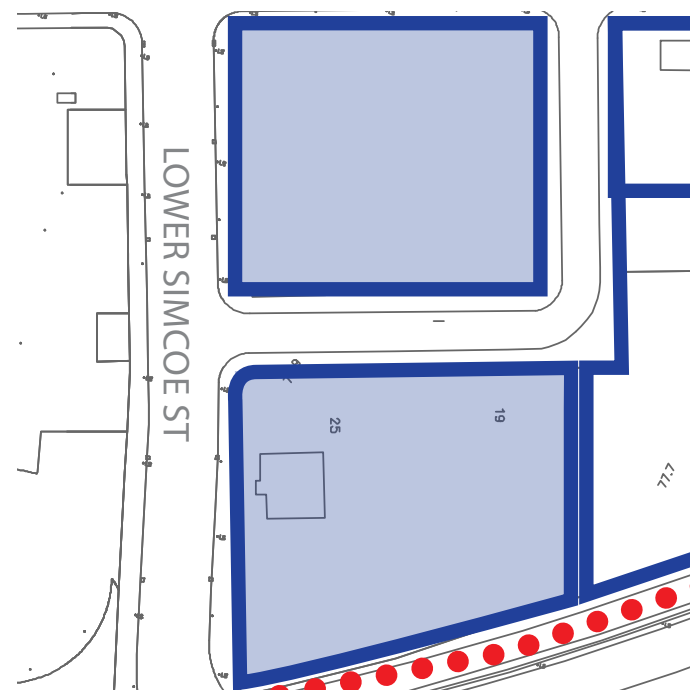
- \$100,000 Ward 20 arts space improvements
- \$100,000 Toronto Community Housing capital improvements
- \$800,000 John St. Revitalization

COMPLETED 2016



Project Name	Infinity Condos
Project Description	Completed 35-storey and 16-storey condo buildings (total: 708 residential units) with commercial on ground floor and three levels of below-grade parking.
Developer	The Conservatory Group
Architect	Richmond Architects
Application Type	Condominium Approval, Site Plan Approval
Submission Date	07/25/2006
Bachelor	0
1 Bedroom	437
2 Bedrooms	267
3+ Bedrooms	0
Residential Units	708
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	35, 16
Height (Metres)	
Non-Residential GFA	936
Residential GFA	52,605
Total GFA	53,541
Application Status	Completed
Last Active Date	01/09/2014
Planner	Carr, Avery
Planner Contact	(416) 392-0423
Section 37	Not Available

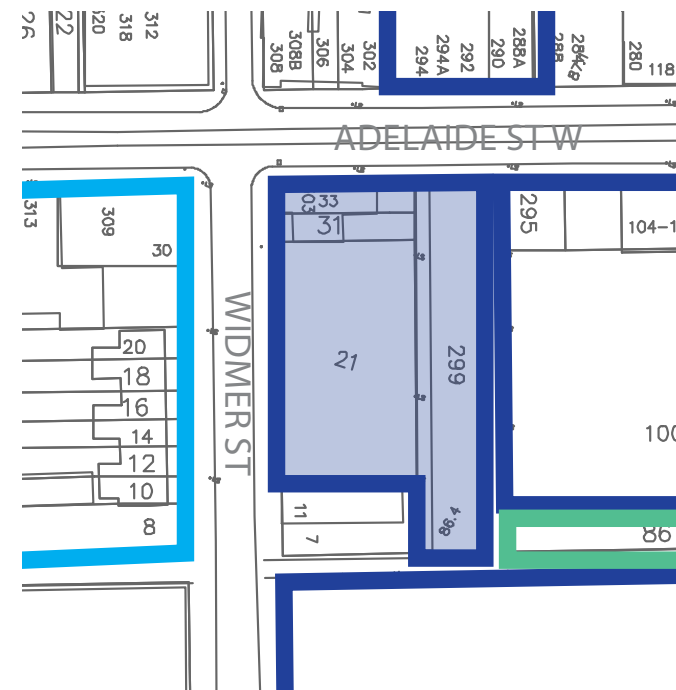
COMPLETED
2015



Project Name	Cinema Tower
Project Description	Completed 43-storey mixed-use building with 447 dwelling units and 4 levels of underground parking, a portion of which would be used as commercial parking garage. A community performance space located on the ground floor is provided to be used by Artscape.
Developer	Daniels Corp
Architect	Kirkor Architects, Page + Steele / IBI Group
Application Type	Application for Consent, Condominium Approval, Site Plan Approval, Minor Variance, Rezoning
Submission Date	03/12/2008
Bachelor	38
1 Bedroom	330
2 Bedrooms	71
3+ Bedrooms	4
Residential Units	447
Proposed Land Use	Mixed-Use: Residential, Commercial, Institutional
Height (Storeys)	43
Height (Metres)	143
Non-Residential GFA	1,703
Residential GFA	42,449
Total GFA	44,152
Application Status	Completed
Last Active Date	08/13/2013
Planner	Phipps, Sarah
Planner Contact	(416) 392-7622
Section 37	

- \$100,000 John St. Revitalization
- Indexed cash contribution of \$1,100,000 affordable housing projects in Ward 20, local parks improvements and streetscape improvements to Widmer St., John St. and Adelaide St. W., cash contribution towards one or more East Precinct King-Spadina Heritage Conservation District studies
- 10% of units will be "family-sized" with 3-bedrooms or convertible to 3-bedroom units
- 2 Units for Habitat for Humanity
- 420 square meters of community/ performance space in exchange for the value of the sale of parts of a 3.048 meters wide public laneway

COMPLETED
2014



Project Name
Project Description

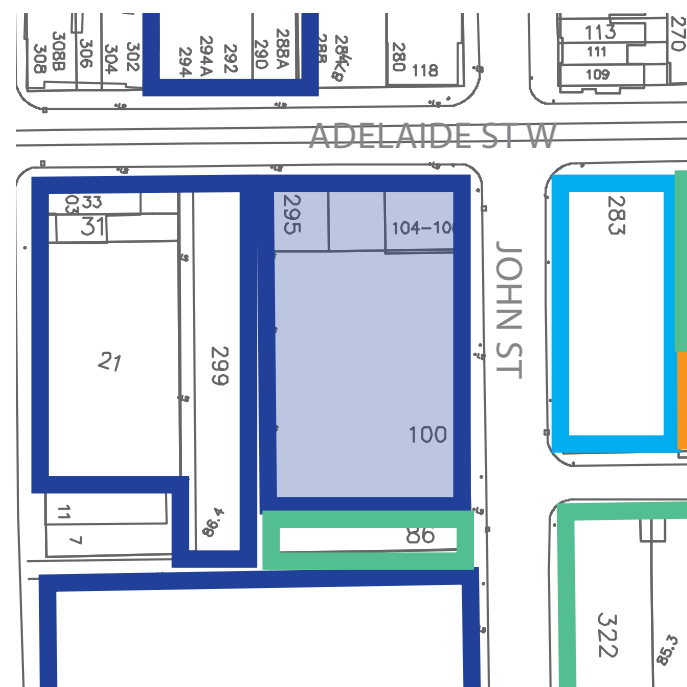
295 ADELAIDE ST W

Pinnacle on Adelaide
Completed the redevelopment of the site for an 8- and 46-storey building on the lands containing 587 residential units, and 375 vehicular parking spaces below-grade. Included in the proposal is the retention but relocation of the existing heritage structure at 104 John St. to south easterly corner of the property.

Developer: Pinnacle International
Architect: Hariri Pontarini Architects
Application Type: Condominium Approval, Minor Variance, Site Plan Approval, Rezoning
Submission Date: 06/02/2008
Bachelor: 0
1 Bedroom: 385
2 Bedrooms: 201
3+ Bedrooms: 1
Residential Units: 587
Proposed Land Use: Mixed-Use: Residential, Commercial
Height (Storeys): 46
Height (Metres): 125
Non-Residential GFA: 1,067
Residential GFA: 42,583
Total GFA: 43,650
Application Status: Completed
Last Active Date: 09/23/2014
Planner: Phipps, Sarah
Planner Contact: (416) 392-7622
Section 37:

- \$90,000 Design Development of John St. Heritage Conservation District studies
- \$1,080,000 John St. improvements, John St. streetscape project
- \$130,000 Affordable Housing Ward 20
- Minimum of 10% of residential units to have at least 3 bedrooms
- Publicly accessible open space on John St. frontage of 335 square meters
- Relocation and preservation of heritage building at 104 John St.

COMPLETED
2014



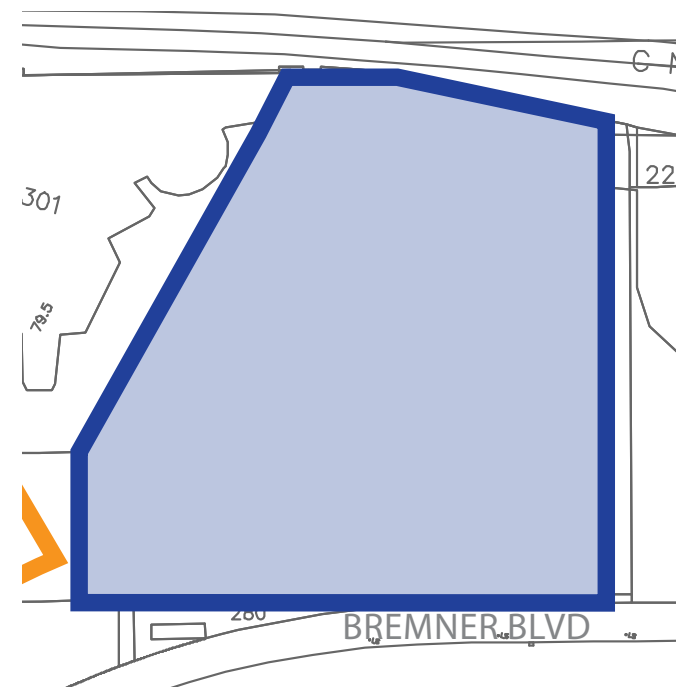
Project Name
Project Description

292 BREMNER BLVD

Ripley's Aquarium
Site Plan approval for Phase 1 of CN Tower lands re development - for new entertainment complex containing 3-storey Ripley's Aquarium Phase 1 consists of easterly portion of lands and construction of southerly portion of 2-storey aquarium. Future phase 2 includes completion of aquarium - Future Phase 3 (2A) contains and 3-storey retail restaurant commercial building.

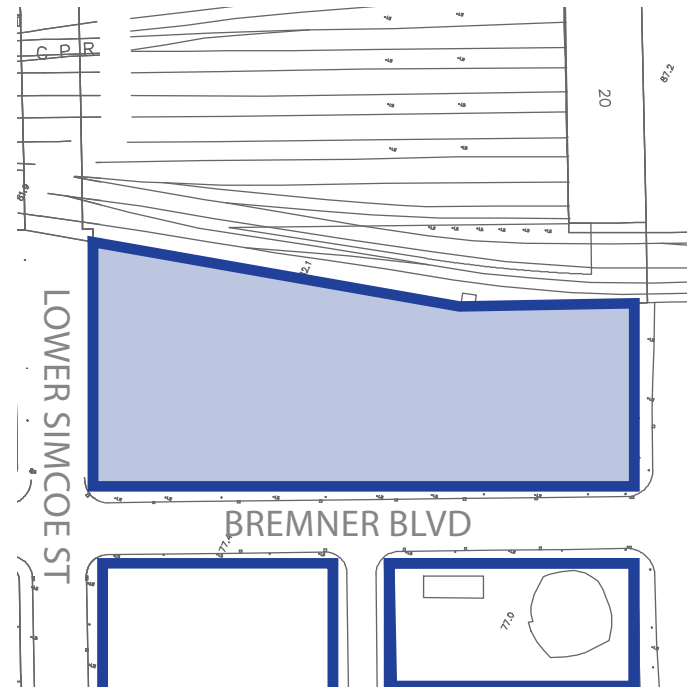
Developer: Ripley Entertainment
Architect: B+H Architects
Application Type: Site Plan Approval
Submission Date: 11/19/2009
Bachelor: 0
1 Bedroom: 0
2 Bedrooms: 0
3+ Bedrooms: 0
Residential Units: 0
Proposed Land Use: Institutional
Height (Storeys): 3
Height (Metres): 17
Non-Residential GFA: 9,846
Residential GFA: 0
Total GFA: 9,846
Application Status: Completed
Last Active Date: 10/13/2013
Planner: Meistrich, Allison
Planner Contact: (416) 392-7363
Section 37: Not Available

COMPLETED
2013



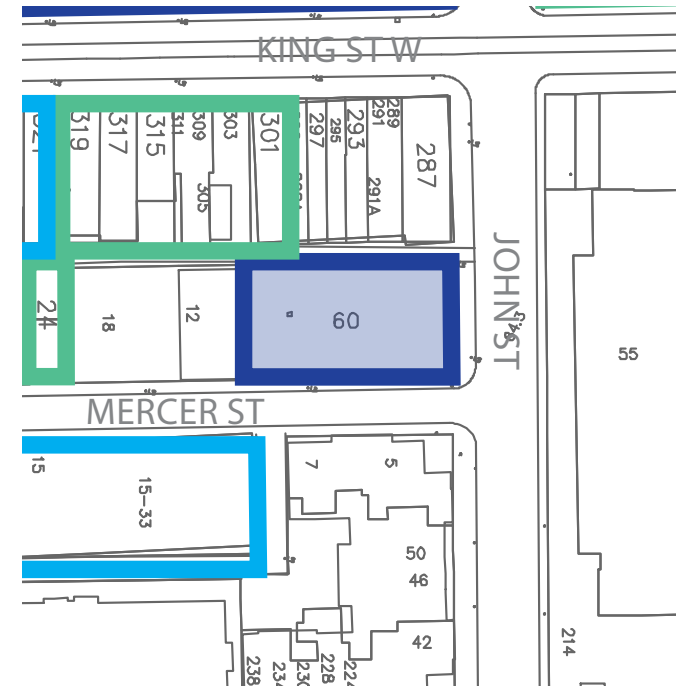
Project Name	Southcore Financial Centre
Project Description	Completion of three-phase project including two office towers totalling 130,000 square meters. Integrated complex will provide an enclosed pedestrian access to Union Station, the Metro Toronto Convention Centre and the PATH network. 60,000 square meters office tower, branded the PwC Tower, will serve as head office for PwC. Development of the second phase of the complex includes a 30-storey, 65,000 square meter Bremner Tower.
Developer	GWL Realty Advisors, bclMC
Architect	KPMB Architects, Page + Steele / IBI Group
Application Type	
Submission Date	
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Mixed-Use: Office, Commercial, Hotel
Height (Storeys)	26, 30, 45
Height (Metres)	126, 135, 160
Non-Residential GFA	
Residential GFA	0
Total GFA	
Application Status	Completed
Last Active Date	
Planner	Meistrich, Allison
Planner Contact	(416) 392-7363
Section 37	Not Available

COMPLETED 2014



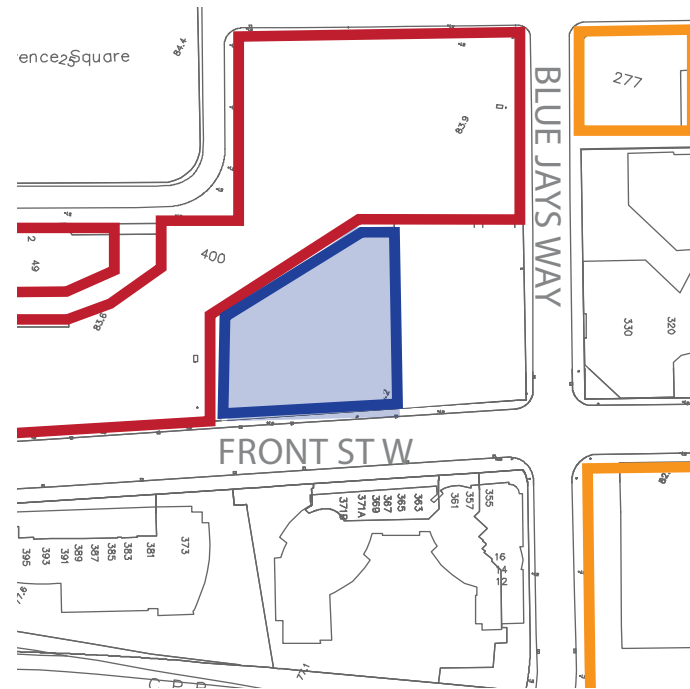
Project Name	60 JOHN ST
Project Description	Completed the re-development of the lands for 33-storey mixed-use building containing 337 dwelling units and retail at grade and 5 levels of below-grade parking.
Developer	Graywood Developments, Beaverhall Homes
Architect	BBB Architects
Application Type	Rezoning
Submission Date	03/31/2008
Bachelor	0
1 Bedroom	210
2 Bedrooms	98
3+ Bedrooms	29
Residential Units	337
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	33
Height (Metres)	112
Non-Residential GFA	1,002
Residential GFA	26,977
Total GFA	27,979
Application Status	Completed
Last Active Date	03/01/2009
Planner	Josefowicz, Judy
Planner Contact	(416) 392-1306
Section 37	<ul style="list-style-type: none"> • \$733,049 Public Art John St. project • \$50,000 Heritage Conservation District studies in King-Spadina East Precinct Secondary Plan area • \$720,000 Streetscape Improvements to John and Mercer streetscapes • \$80,000 Toronto Community Housing capital improvements

COMPLETED 2015



Project Name	Fly Condos
Project Description	Zoning amendment application proposing the development of the property, presently developed with a commercial surface parking lot, with a 24-storey mixed-use building comprised of 458 dwelling units and retail uses at grade.
Developer	Empire Communities (Front St.) Ltd
Architect	Graziani+Corazza
Application Type	Rezoning
Submission Date	07/21/2008
Bachelor	19
1 Bedroom	347
2 Bedrooms	46
3+ Bedrooms	46
Residential Units	458
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	24
Height (Metres)	82
Non-Residential GFA	415
Residential GFA	32,892
Total GFA	33,307
Application Status	Completed
Last Active Date	07/21/2008
Planner	Josefowicz, Judy
Planner Contact	(416) 392-1306
Section 37	<ul style="list-style-type: none"> \$650,000 Clarence Square and affordable housing

COMPLETED
2013



Project Name	Shangri-La Toronto
Project Description	Completed a 66-storey mixed-use building, with hotel, residential, and retail.
Developer	Westbank Corp
Architect	James Cheng, Hariri Pontarini Architects
Application Type	Bachelor
Submission Date	1 Bedroom
Bachelor	2 Bedrooms
1 Bedroom	3+ Bedrooms
2 Bedrooms	Residential Units
3+ Bedrooms	370
Residential Units	Proposed Land Use
370	Mixed-Use: Hotel, Residential, Retail
Proposed Land Use	Height (Storeys)
Mixed-Use: Hotel, Residential, Retail	66
Height (Storeys)	Height (Metres)
66	215
Height (Metres)	Non-Residential GFA
215	Residential GFA
Non-Residential GFA	Total GFA
Residential GFA	Application Status
Total GFA	Last Active Date
Application Status	Planner
Last Active Date	Planner Contact
Planner	Section 37
Planner Contact	<ul style="list-style-type: none"> \$400,000 Streetscape improvements to University Ave., Adelaide Street W., Simcoe St.; \$500,000.00 Improvements to Grange Park payable to the City of Toronto, \$50,000 of which is payable to the City of Toronto; \$50,000 Payable to the City of Toronto upon the Zoning By-law coming into full force and effect, for the purposes of a heritage study for University Ave.

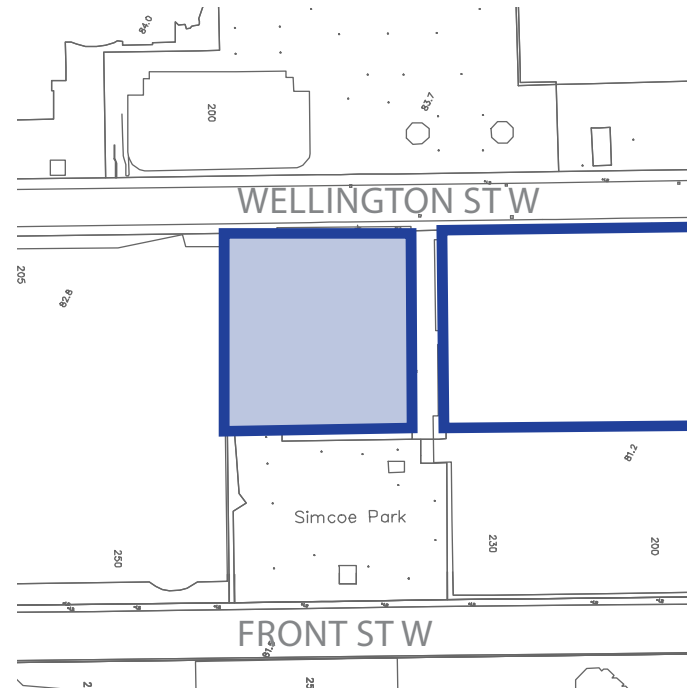
COMPLETED
2012



183 WELLINGTON ST W

Project Name: The Ritz Carlton
 Project Description: Greywood Developments, Cadalliac Fairview
 Developer: Kohn Pederson Fox Associates, Pate+Steel/IBI Group Architects
 Architect: Kohn Pederson Fox Associates, Pate+Steel/IBI Group Architects
 Application Type: Bachelor
 Submission Date: 2011
 Height (Storeys): 53
 Height (Metres): 208
 Residential Units: Mixed-Use: Residential, Hotel
 Proposed Land Use: 53
 Non-Residential GFA: 208
 Residential GFA: Not Available
 Total GFA: Not Available
 Application Status: Not Available
 Last Active Date: Not Available
 Planner: Not Available
 Planner Contact: Not Available
 Section 37: Not Available

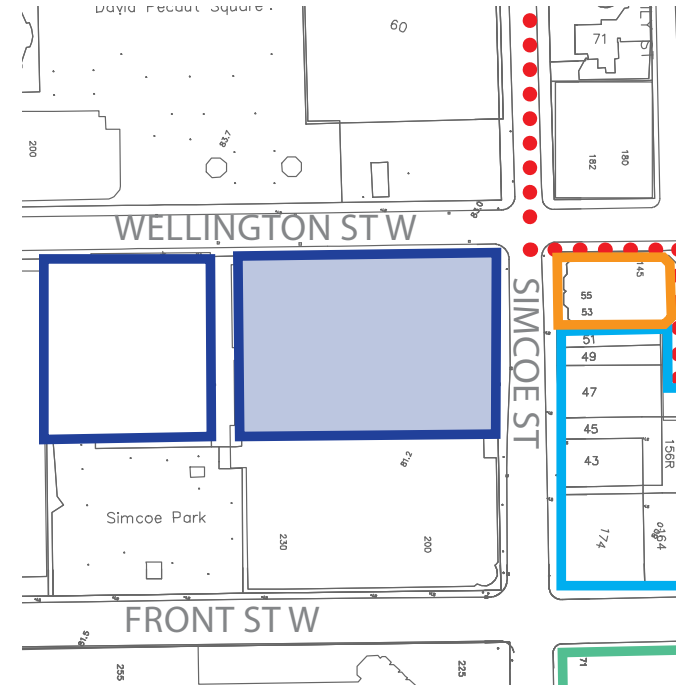
COMPLETED 2011



155 WELLINGTON ST W

Project Name: RBC Centre
 Project Description: Cadalliac Fairview
 Developer: Bregman + Hamann Architects & Engineers, Kohn Pederson Fox, Sweeney & Co. Architects
 Architect: Bregman + Hamann Architects & Engineers, Kohn Pederson Fox, Sweeney & Co. Architects
 Application Type: Bachelor
 Submission Date: 2009
 Height (Storeys): 42
 Height (Metres): 183
 Residential Units: Commercial: Office, Retail
 Proposed Land Use: 42
 Non-Residential GFA: 183
 Residential GFA: Not Available
 Total GFA: Not Available
 Application Status: Not Available
 Last Active Date: Not Available
 Planner: Not Available
 Planner Contact: Not Available
 Section 37: Not Available

COMPLETED 2009



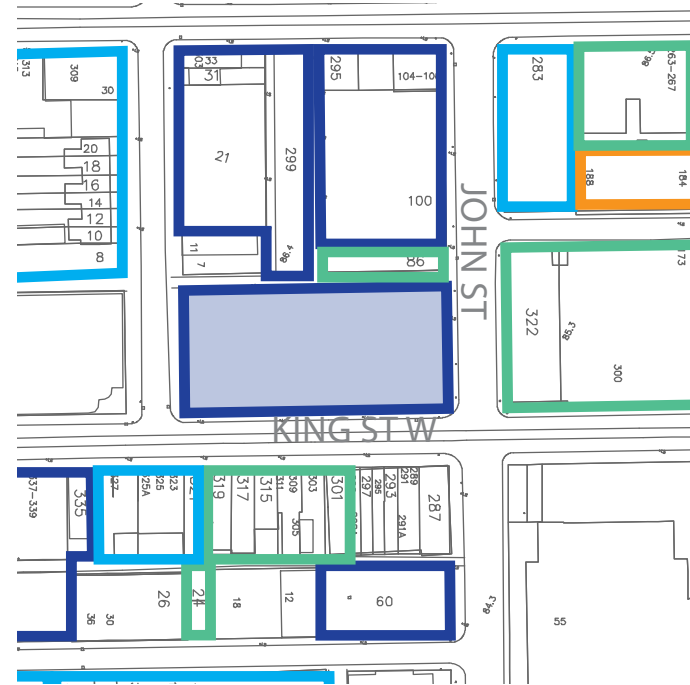
15

350 KING ST W

Project Name
 Project Description
 Developer
 Architect
 Application Type
 Submission Date
 Bachelor
 1 Bedroom
 2 Bedrooms
 3+ Bedrooms
 Residential Units
 Proposed Land Use
 Height (Storeys)
 Height (Metres)
 Non-Residential GFA
 Residential GFA
 Total GFA
 Application Status
 Last Active Date
 Planner
 Planner Contact
 Section 37

- \$300,000 Facilitate use of space for non-profit cultural or institutional uses
- \$30,000 King-Spadina planning study

COMPLETED
2010



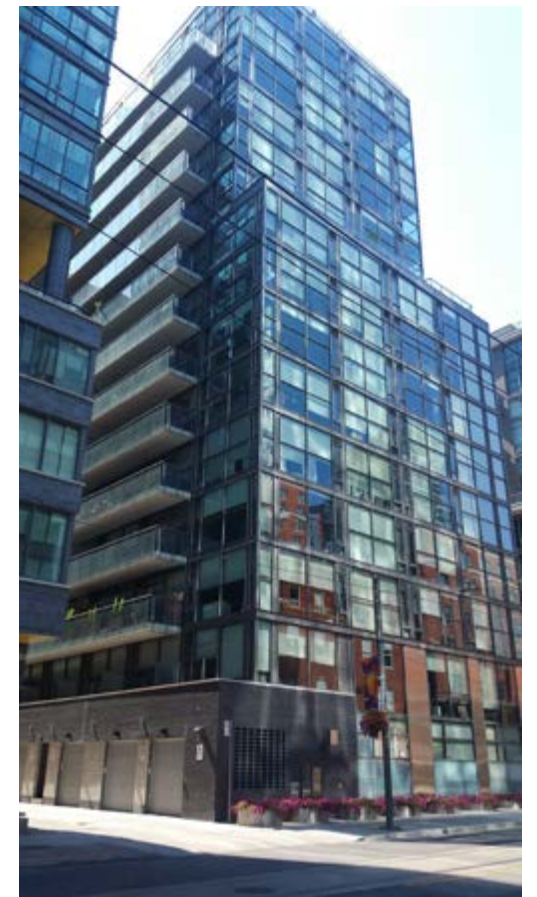
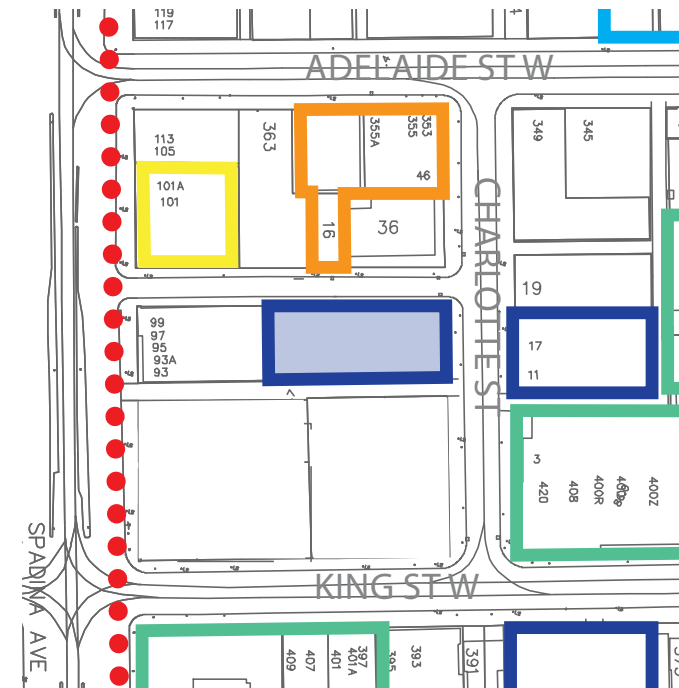
16

24 CHARLOTTE ST

Project Name
 Project Description
 Developer
 Architect
 Application Type
 Submission Date
 Bachelor
 1 Bedroom
 2 Bedrooms
 3+ Bedrooms
 Residential Units
 Proposed Land Use
 Height (Storeys)
 Height (Metres)
 Non-Residential GFA
 Residential GFA
 Total GFA
 Application Status
 Last Active Date
 Planner
 Planner Contact
 Section 37

Gläs Condos
 Lamb Development Corp, Harhay Developments, Niche Development architectsAlliance
 173
 16
 Not Available

COMPLETED
2009



17

373 KING ST W

Project Name
 Project Description
 Developer
 Architect
 Application Type
 Submission Date
 Bachelor
 1 Bedroom
 2 Bedrooms
 3+ Bedrooms
 Residential Units
 Proposed Land Use
 Height (Storeys)
 Height (Metres)
 Non-Residential GFA
 Residential GFA
 Total GFA
 Application Status
 Last Active Date
 Planner
 Planner Contact
 Section 37

COMPLETED
2011

- \$80,000 Streetscape or other civic improvements in local area



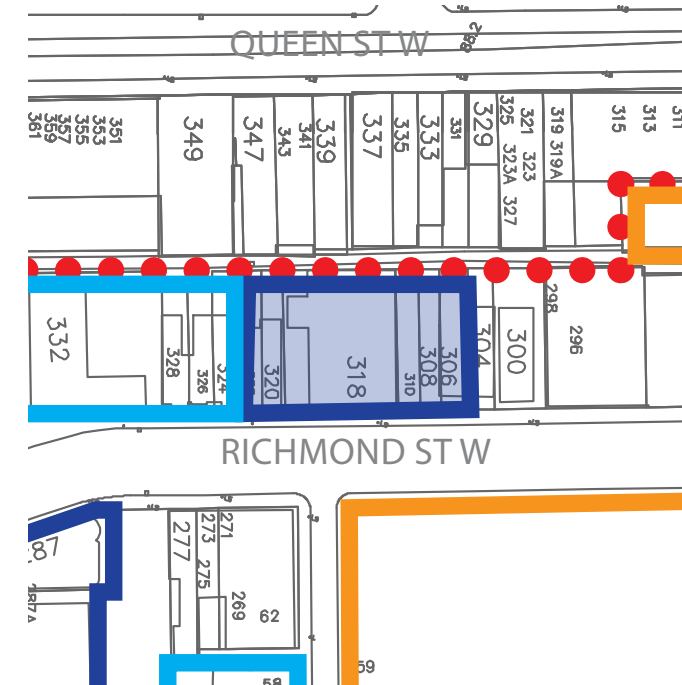
18

306 RICHMOND ST W

Project Name
 Project Description
 Developer
 Architect
 Application Type
 Submission Date
 Bachelor
 1 Bedroom
 2 Bedrooms
 3+ Bedrooms
 Residential Units
 Proposed Land Use
 Height (Storeys)
 Height (Metres)
 Non-Residential GFA
 Residential GFA
 Total GFA
 Application Status
 Last Active Date
 Planner
 Planner Contact
 Section 37

COMPLETED
2016

- \$50,000 for capital improvement to social housing in Ward 20
- \$500,000 before issuance of building permit for streetscape improvements for Richmond St. and John St.
- \$150,000 Improvements to Richmond St. between John St. and Spadina Ave. and John St. between Adelaide St. and Queen St. developed in accordance with elevations on file with Chief Planner
- \$10,000 High quality building landscape features, maintained for life of building by developer

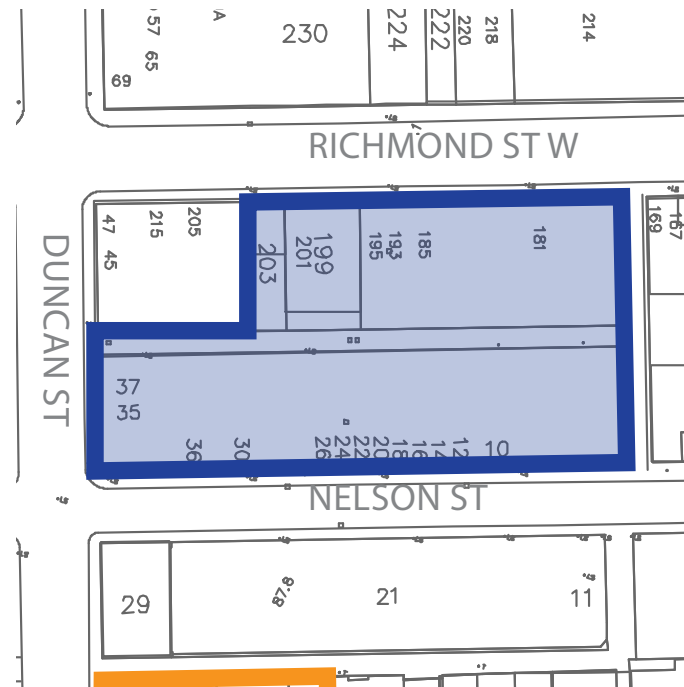


19

181 RICHMOND ST W

Project Name	Studio on Richmond
Project Description	Completed, the redevelopment of the site for two mixed-use buildings containing a total of 746 dwelling units (56,280 square meters of residential GFA) and 1,332 square meters of non-residential gross floor area. The 41 and 31 storey buildings will be connected by a 2 - 8-storey podium.
Developer	Aspen Ridge Homes
Architect	Quadrangle Architects
Application Type	Condominium Approval, Site Plan Approval, Rezoning
Submission Date	04/11/2008
Bachelor	28
1 Bedroom	452
2 Bedrooms	191
3+ Bedrooms	75
Residential Units	746
Proposed Land Use	Mixed-Use: Residential, Commercial, Institutional
Height (Storeys)	41, 31
Height (Metres)	132, 97
Non-Residential GFA	1,332
Residential GFA	56,280
Total GFA	57,612
Application Status	Completed
Last Active Date	08/04/2015
Planner	Prejel, Marian
Planner Contact	(416) 392-9337
Section 37	<ul style="list-style-type: none"> \$900,000 John St. Streetscape Project and streetscape improvements \$100,000 Affordable housing in Ward 20 \$631,917 OCADU gallery space upgrades Provision for a minimum of 743 sq.ft. in Phase 1 accessed from Richmond St. frontage to the property at 205 Richmond St. W. for use as a gallery space by OCADU Contribution of not less than 1% of the estimated gross construction costs for Phase 1 towards upgrades to the OCADU space Provide a minimum of 10% of the residential units in the building having at least 3 bedrooms or be convertible to 3 or more bedrooms

COMPLETED
2016



20

Project Name	Tableau
Project Description	Completed, a 36-storey mixed-use building containing retail and office use in 4-storey podium with 223 underground parking spaces.
Developer	Urban Capital Property Group, Malibu Investments, ALIT Development
Architect	Wallman Architects
Application Type	Condominium Approval, Minor Variance, Site Plan Approval, Rezoning
Submission Date	08/07/2009
Bachelor	34
1 Bedroom	233
2 Bedrooms	101
3+ Bedrooms	42
Residential Units	410
Proposed Land Use	Mixed-Use: Residential, Office, Commercial
Height (Storeys)	36
Height (Metres)	123
Non-Residential GFA	2,795
Residential GFA	27,095
Total GFA	29,890
Application Status	Completed
Last Active Date	07/17/2012
Planner	Cantos, Jeffrey
Planner Contact	(416) 397-0244
Section 37	<ul style="list-style-type: none"> \$363,000 Public Sculpture \$150,000 Paving upgrades adjacent to site \$1,050,000 Northeast of Richmond and Peter improvements \$120,000 Toronto Community Housing capital improvements \$150,000 improvements for existing heritage building

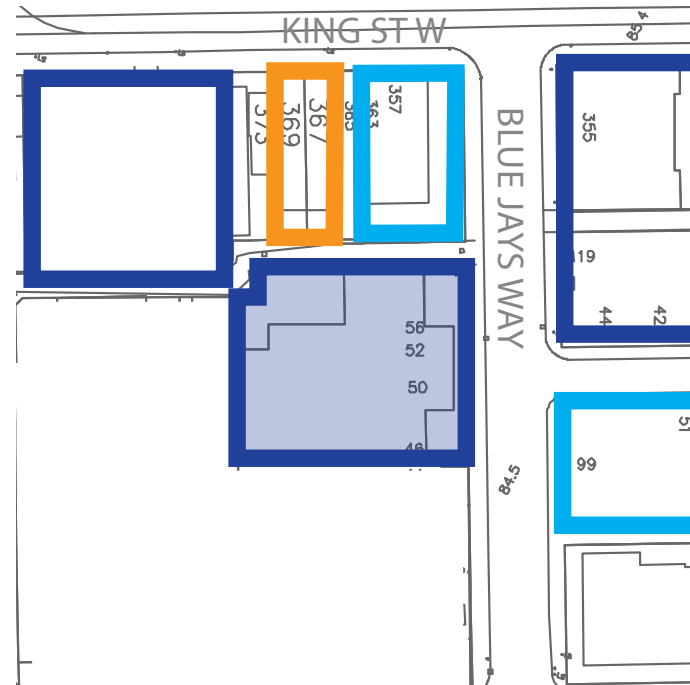
COMPLETED
2016



21

Project Name	Bisha Hotel and Residences
Project Description	Completed, a 41 storey mixed-use building containing a hotel and condominiums.
Developer	Lifetime Developments
Architect	Wallman Architects
Application Type	Site Plan Approval, Minor Variance, Rezoning
Submission Date	10/03/2008
Bachelor	70
1 Bedroom	182
2 Bedrooms	72
3+ Bedrooms	38
Residential Units	362
Proposed Land Use	Mixed-Use: Residential, Hotel
Height (Storeys)	41
Height (Metres)	142
Non-Residential GFA	11,590
Residential GFA	26,810
Total GFA	38,400
Application Status	Completed
Last Active Date	11/21/2012
Planner	Nicholson, Dan
Planner Contact	(416) 397-4077
Section 37	<ul style="list-style-type: none"> \$1,200,000 John St. and Mercer St. captial improvements \$150,000 Toronto Community Housing capital improvements

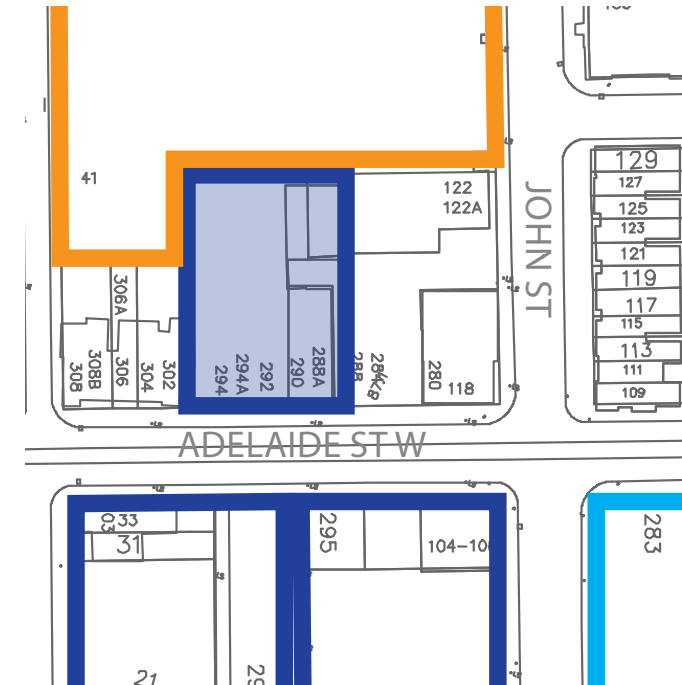
COMPLETED
2017



22

Project Name	The Bond
Project Description	Completed, a 42-storey mixed-use building complete with retail at grade (5-storey podium) with four levels of below-grade parking. The podium level of the building would be used for work/loft purposes and for above-grade commercial parking purposes.
Developer	Lifetime Developments
Architect	Core Architects
Application Type	Minor Variance, Site Plan Approval, Rezoning
Submission Date	12/18/2009
Bachelor	33
1 Bedroom	224
2 Bedrooms	97
3+ Bedrooms	39
Residential Units	393
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	42
Height (Metres)	122
Non-Residential GFA	1,877
Residential GFA	25,896
Total GFA	27,773
Application Status	Completed
Last Active Date	08/21/2014
Planner	McAlpine, Susan
Planner Contact	(416) 395-7110
Section 37	<ul style="list-style-type: none"> \$1,800,000 John St. streetscape improvements and local parks \$200,000 Toronto Community Housing capital improvements

COMPLETED
2017

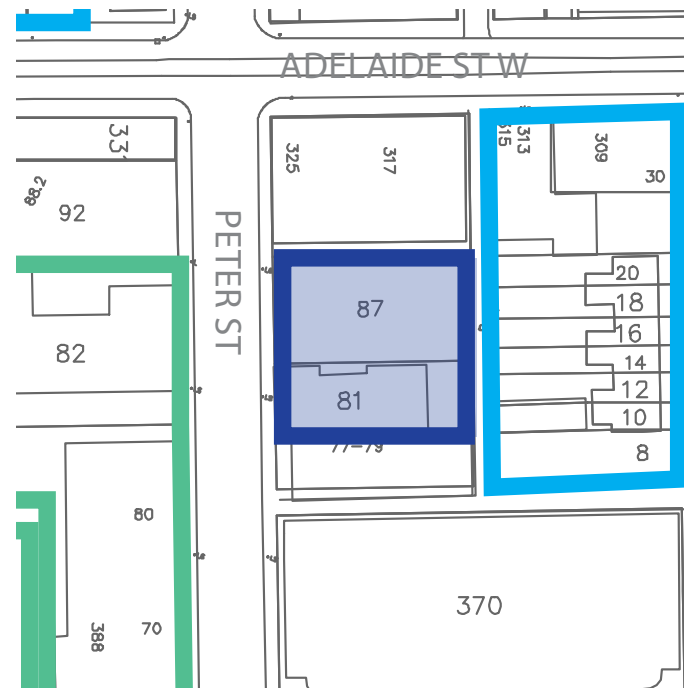


23

Project Name	Noir
Project Description	Completed, a 49-storey mixed-use building comprising retail/commercial at grade.
Developer	Menkes Developments
Architect	Core Architects
Application Type	Minor Variance, Site Plan Approval, Rezoning, Condominium Approval
Submission Date	02/01/2012
Bachelor	81
1 Bedroom	477
2 Bedrooms	9
3+ Bedrooms	63
Residential Units	630
Proposed Land Use	Mixed-Use: Residential, Commercial
Height (Storeys)	49
Height (Metres)	153
Non-Residential GFA	5,562
Residential GFA	37,440
Total GFA	43,002
Application Status	Completed
Last Active Date	11/22/2018
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	

- \$1,300,000 King Spadina East Precinct streetscape improvements and community facilities in the King Spadina Area
 - \$250,000 Improvement for above-grade façade
 - \$1,300,000 Habitat for Humanity projects
 - 10% three bedroom units
- * As of December 2015, Council has amended section 37 provisions for 81-87 Peter St. The following amendment was made:
- Re-direction of \$1,300,000 originally allocated for King Spadina East Precinct streetscape improvements, now directed towards the acceleration of constructing a YMCA facility at 505 Richmond Street W.

COMPLETED
2019

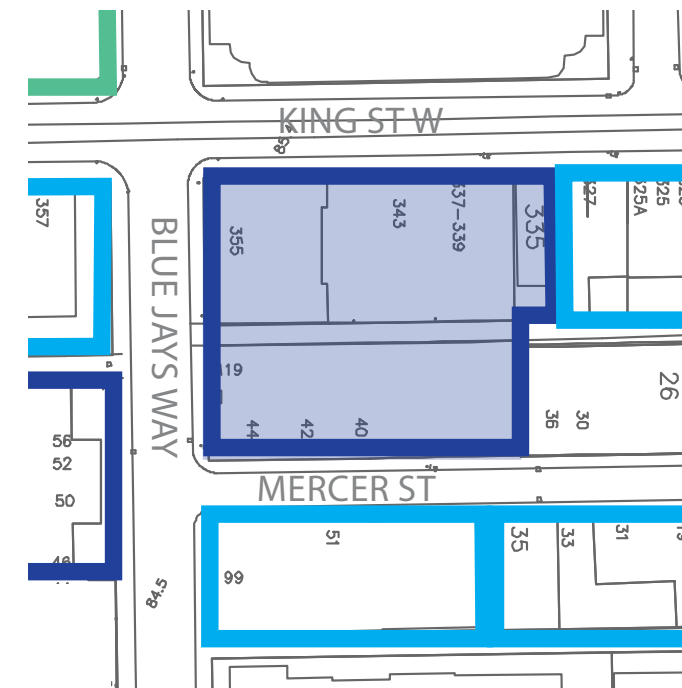


24

Project Name	King Blue
Project Description	Completed, two mixed-use towers having heights of 48 and 44 storeys.
Developer	Greenland
Architect	Page + Steele / IBI Group Architects
Application Type	Site Plan Approval, Minor Variance, Rezoning, Condominium Approval
Submission Date	04/23/2008
Bachelor	205
1 Bedroom	443
2 Bedrooms	171
3+ Bedrooms	92
Residential Units	911
Proposed Land Use	Mixed-Use: Residential, Hotel, Commercial, Institutional
Height (Storeys)	48, 44
Height (Metres)	155, 140
Non-Residential GFA	12,808
Residential GFA	53,011
Total GFA	65,819
Application Status	Under Construction
Last Active Date	04/14/2021
Planner	Wang, May
Planner Contact	(416) 392-1317
Section 37	

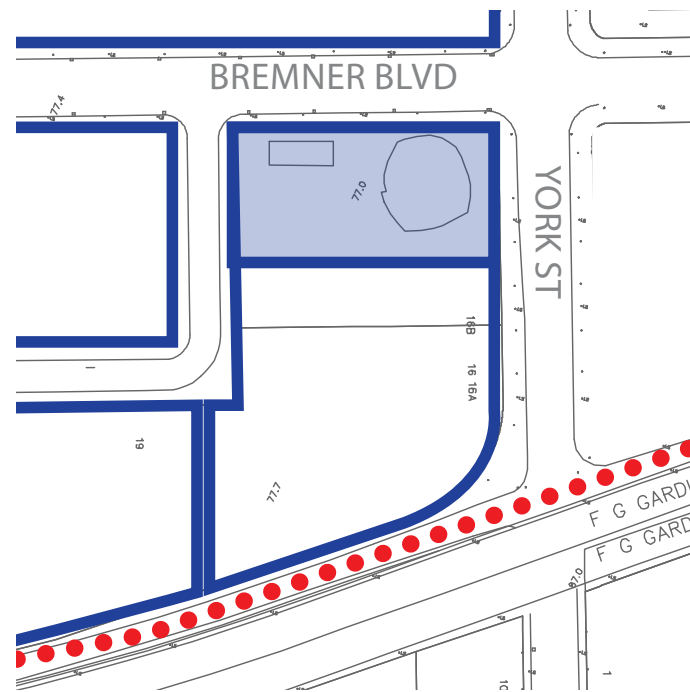
- \$1,125,000 Capital improvements to Ward 20 cultural facilities, streetscape improvements to John St. and Mercer St., and design development supporting John St. Streetscape
- \$125,000 Affordable housing in Ward 20, prior to above-grade permit

COMPLETED
2020



Project Name	Ice Condos
Project Description	Completed, the final 32 storey office tower, part of the Ice Condos development project. The construction of the office tower is phase 3 and is the final phase of the project.
Developer	Cadillac Fairview
Architect	architectsAlliance / B+H Architects
Application Type	Condominium Approval, Site Plan Approval, Site Plan Approval, Site Plan Approval, OPA & Rezoning
Submission Date	01/04/2008
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	32
Height (Metres)	155
Non-Residential GFA	76,351
Residential GFA	0
Total GFA	76,351
Application Status	Completed
Last Active Date	04/14/2021
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	<ul style="list-style-type: none"> \$500,000 Bremner streetscape improvements \$1,500,000 Railway lands community centre/ library/ park \$500,000 Railway lands streetscaping including the Simcoe Street Pedestrian Promenade plan \$300,000 Capital improvements to affordable housing in Ward 20 and/ or construction of affordable housing in railway lands Min. 10% to be 3-bedroom or larger dwelling units

COMPLETED
2020





3.0 GLOSSARY

3.1 Toronto Development Application Process with LPAT Definitions

Pre-Application Consultation

- Consultation with City staff
- Seek general support for a project
- Ascertain any major issues or concerns
- Determine City requirements, such as supporting studies and reports
- Planning Application Checklist received by applicant
- Liaise with an assigned planner to confirm items and requirements

Submission of Application

- All elements of the application package are fully completed as required in the Planning Application Checklist
- Application package is submitted to the City

Complete Application Decision

- All required elements must be completed or application may not be accepted and/or deemed incomplete
- Liaise with an assigned planner to ensure application is completed to their satisfaction and that they are able to deem it complete
- An applicant can appeal the City's decision on application completeness within 30 days after the receipt of a negative notice

Application Circulation

- Application is submitted, it is circulated to staff and agencies

Preliminary Report to Council

- Preliminary Report to Community Council (project overview, issues and concerns)
- Preliminary Report is heard at Community Council

Technical Response

- Applicant may need to respond to certain issues and/or revise plans and documents for the next submission

Community Consultation

- City staff hold an informal community consultation meeting

Response to Applicant

- City provides a response to the Applicant
- Comments are provided, including changes and revisions to submission

Application Revision and Resubmission

- Submission of a revised application

Recirculation, Consultation, Further Revisions, Finalization and Staff Report

- The application is re-submitted
- Circulated to staff and agencies again for comments
- Final Report to Community Council
- Recommendation for approval, request for changes or recommendation for refusal

Public Meeting and Community Council

- Final Report is heard at Community Council (serves as the Statutory Public Meeting under the Planning Act)
- Recommendations are made by City staff as to how the application should be dealt with
- Community Council decides to approve, request changes, or refuse the application

City Council Decision

- Approval or refusal of the application by City Council is voted upon and decided.

Opportunity to Motion for Direction to LPAT

- City staff will work with an applicant to try and resolve any outstanding issues
- City staff directed to attend and oppose the application at LPAT

The grounds for appeals are now very limited. An applicant must prove that the existing parts of the Official Plan or zoning by-law are inconsistent with and/or fail to conform to provincial policy and plans.

Appeal to LPAT for Refusal OR No Decision within 210 Days (OPA/ZBA) or 150 Days (ZBA Only)

- Application may be appealed, as submitted, to LPAT on the basis of City Council's failure to make a decision on the application within the statutory timeframe

1st Appeal to LPAT

- The applicant can file an appeal to LPAT
- The public can file an appeal to LPAT

Pre-Hearing

- Pre-Hearing or Case Conference is held
- Used to discuss opportunities for settlement, including mediation
- Identify, define, and/or narrow issues

Mediation

- May be on all or some of the issue

Hearing (as required)

- Test: Whether municipal decision is consistent/conforms with provincial and local plans
- Time limit for parties to make argument to be set out in regulation
- No examination or cross examination of witnesses

LPAT Tribunal Decision

- The tribunal determines whether the municipal decision is consistent/conforms to provincial and/or local plans

City Council Refusal Upheld

- The municipal decision conforms with or is consistent with provincial and/or local plans
- The tribunal upholds the municipality's decision

City Council to Reconsider

- The municipal decision does not conform with or is not consistent with provincial and/or local plans
- The application is sent back to the municipality for reconsideration

New City Council Decision

- A public meeting is held and City Council makes a new decision (a 90-day timeline applies if the proposed amendment was initiated privately by application)
- City Council gives notice of decision to staff
- City staff has 90 days to make a decision

2nd Appeal to LPAT

- New City Council decision is appealed
- Proceeds to the Tribunal for final resolution

City Council Refusal Upheld

- The municipal decision conforms with or is consistent with provincial and/or local plans
- The tribunal upholds the municipality's decision

LPAT Decision

- The municipal decision does not conform with or is not consistent with provincial and/or local plans
- The Tribunal determines the final resolution of the application

TORONTO DOWNTOWN WEST BUSINESS IMPROVEMENT AREA (BIA)

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